



21,926 SF Office/Warehouse/Light Manufacturing Space for Sale

13549 S. Mosiertown Road

Vernon Township, Crawford County, Meadville, PA 16335

As Exclusive Agents, Newmark is pleased to present this opportunity to acquire a quality light industrial facility in move-in condition in the Crawford County Industrial Park.

Building Size:

First Floor Office: +/- 4,838 SF

Second Floor Office: +/- 4,838 SF

Total Office: +/- 9,676 SF

Manf. Area/Fab Shop: +/- 6,000 SF

Manf. Area/Paint Shop: +/- 3,750 SF

Manf. Area/Electronics: +/- 2,500 SF

Total Manf. Area: +/-12,250 SF

Total Building Size: +/-21,926 SF

Land Area: Approx. 4.28 Acres

Zoning: Industrial



For information, please contact:

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Property Highlights

- **Clear Height:** 21' x 24' clear in manf. area
- **Crane:** One -10 Ton crane in fab shop
- **Loading:** Six (6) 14' x 16' drive in doors at grade – 14' x16'
One (1) dock high door of 8'x9' with pit leveler
- **Electrical Service:** 1200 AMP; 480/277 V w 120/208V; 3 Phase
- **Elevator:** One passenger elevation servicing both floors of office area

Utility Providers

- **Electric:** First Energy
- **Natural Gas:** National Fuel Gas
- **Water:** Vernon Township Water Authority
- **Sanitary:** Meadville Area Sewer Authority
- **Storm Sewer:** Vernon Township
- **Telephone:** Alltell Communications
- **Cable/IT:** Armstrong Cable Services

Sale Price: \$1,850,000

Availability: Immediate

Assessed Value

Land: \$43,200
Building: \$400,966
Total: **\$444,186**

2025 Real Estate Taxes

Crawford County: \$9,705 (Based on 21.85 mills)
Vernon Township: \$888 (Based on 2 mills)
Crawford School: \$25,652 (Based on 57.75 mills)
Total: **\$36,245 (Based on 81.60 mills)**

Tax ID: 6503-018-70046

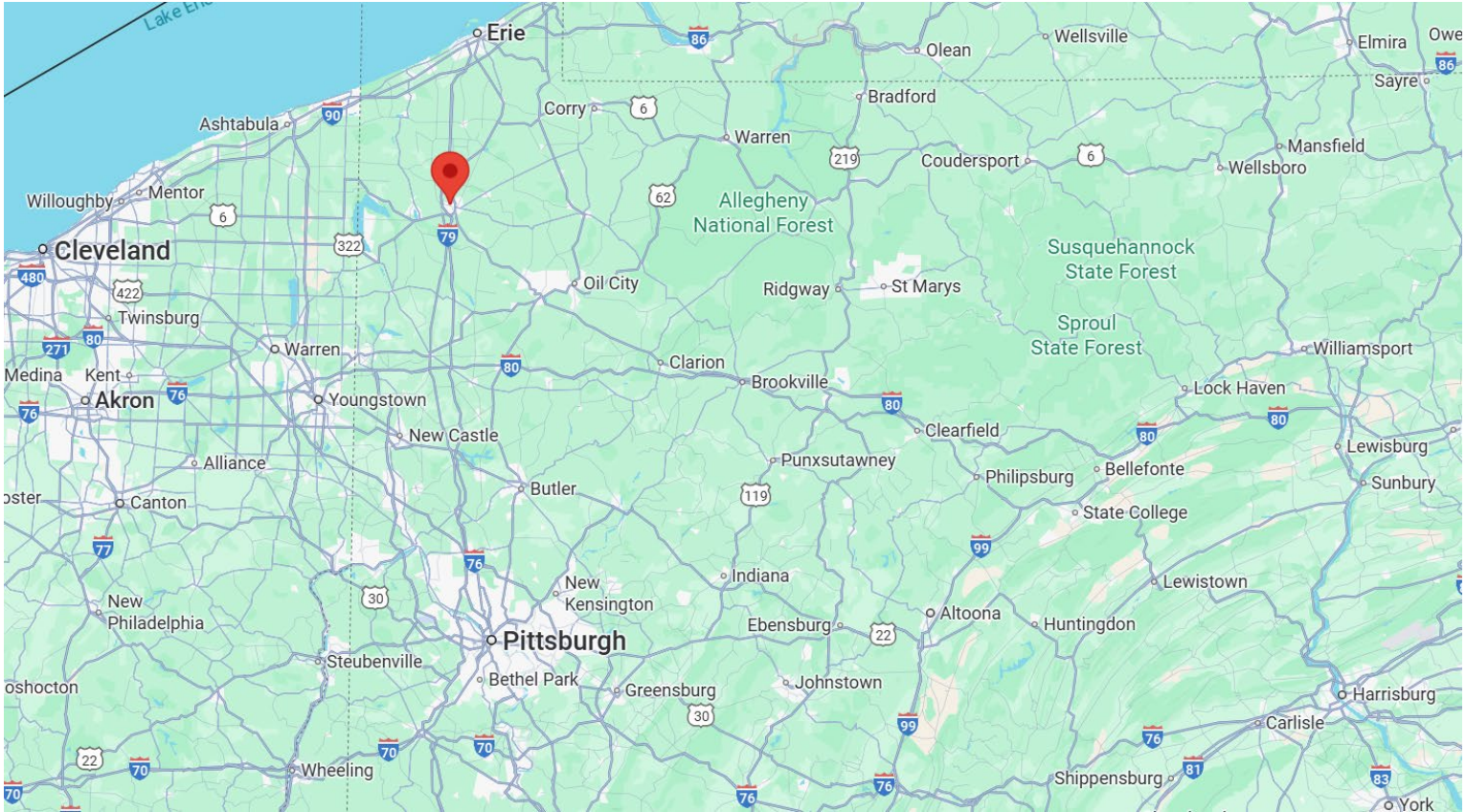
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Interior Photos

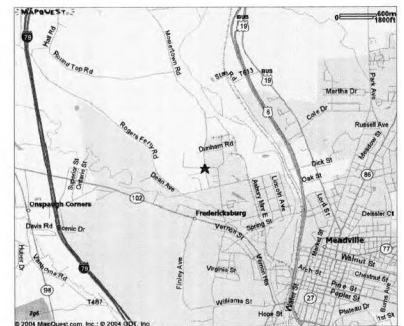


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Site Plan



NOTE:
REFER TO THE LAND DEVELOPMENT PLANS PREPARED BY THE ARCHITECTURAL CONSULTING ENGINEERS FOR FULL SITE DETAILS
- UTILITIES
- STORMWATER
- EROSION & SEDIMENTATION CONTROL
- LANDSCAPING PLAN
- CONSTRUCTION DETAILS

Elevation

