

**Black Diamond Realty**

**Mark J. Nesselroad, Broker**

David Lorenze, CCIM, SIOR, Principal & Associate Broker

**FOR SALE**



**INDUSTRIAL BUILDING**

**334 Spider Lake Road**

**Dubois, PA 15801**



**Kim Licciardi, CCIM, SIOR**

Partner & Business Development Leader / Salesperson

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# 334 Spider Lake Road, Dubois, PA 15801

<b>SALE PRICE</b>	\$420,000
<b>BUILDING SIZE</b>	5,400 SQ FT
<b>LOT SIZE</b>	3 ACRES
<b>ON-SITE PARKING</b>	AVAILABLE
<b>OVERHEAD DOORS</b>	4
<b>DISTANCE TO INTERSTATE</b>	2.8 Miles From I-80, Exit 101

## BUILDING DETAILS

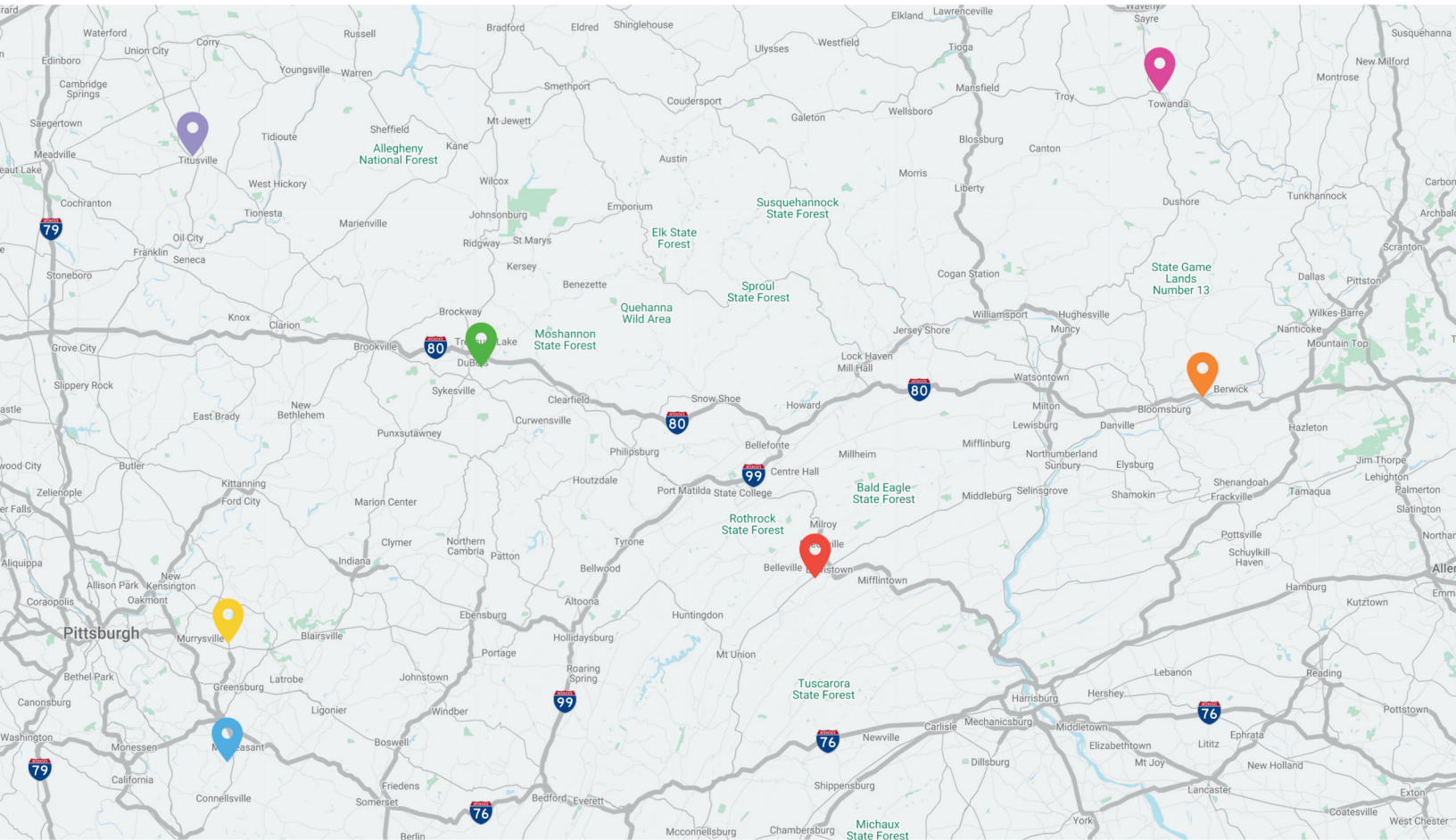
334 Spider Lake Road in Dubois, PA offers approximately 5,400 square feet of versatile industrial space, ideal for cold storage or distribution operations. This property features dedicated freezer and cold storage areas, making it well-suited for temperature-controlled logistics. Situated on a 3-acre parcel, the site includes a paved parking lot and four overhead doors, and a loading dock for efficient loading and unloading. Formerly utilized as a Schwan's storage facility, the building is designed for functionality and convenience, ready to support a range of industrial or storage uses.




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## ADDITIONAL COLD STORAGE OPPORTUNITIES

In addition to  334 Spider Lake Road, this portfolio includes several other cold storage and industrial properties across Pennsylvania, offering a variety of opportunities for businesses in need of temperature-controlled or versatile industrial space.

Each property is strategically positioned to serve regional markets, making this portfolio ideal for companies seeking multiple sites or expansion options. Together, these facilities provide a comprehensive network of industrial and cold storage solutions throughout the state.

-  **139 McKinney Road**  
Titusville, PA **\$320,000 | 3,200 SQ FT**

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-  **381 Old Mills Road**  
Towanda, PA **\$508,000 | 4,800 SQ FT**

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-  **407 Porter Avenue**  
Scottsdale, PA **\$420,000 | 6,300 SQ FT**

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-  **2180 Middle Road**  
Lewistown, PA **\$420,000 | 6,426 SQ FT**

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-  **14 Edwards Drive**  
Bloomsburg, PA **\$510,000 | 5,400 SQ FT**

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-  **1798 Old PA 66**  
Delmont, PA **\$725,000 | 6,900 SQ FT**



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