

AVAILABLE INDUSTRIAL
SALE PRICE: \$3,250,000

2897 ROUTE 414
CANTON TOWNSHIP, PA 17724
BRADFORD COUNTY



62,005 SF+/- ON 14.11+/- ACRES



A 62,005 SF+/- owner-occupied manufacturing facility on 14.11+/- acres that includes 3,200 SF of office space with conference room and kitchen. Building was remodeled in 2011 and is in excellent condition. There is also a 6,880 SF+/- truck garage on the property. Both buildings are serviced with public utilities and both are equipped with an emergency generator. Property is easily accessed along Rt 414. It has lighted parking lot and large tractor trailer/truck parking area.

LOCATION:

Canton Township is located in the southwest corner of Bradford County. This property is approximately 24 miles West of Towanda which connects to the Interstate Highways of Upstate New York and the East Coast via Route 6. It is 40 miles from Williamsport with Interstate Highway Connections to western and southern PA.

DIRECTIONS:

- From Towanda, take Main St to US-220 S to SR 414 W.
- From Williamsport, take US-15N to Exit 148 merge onto PA-14N, turn right onto SR 414E/W Main St.

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East Mountain Corporate Center
100 Baltimore Drive
Wilkes-Barre, PA 18702

Developing Northeastern Pennsylvania's I-81 Corridor Since 1985

PROPERTY DETAILS

- PIN: 16-105.00-010-000
- 14.11+/- Acres
- 62,005 SF+/- Building
 - 3,200 SF Office Area
 - 58,805 SF Manufacturing Area
- Built in approx. 1954
- Unzoned Area
- 6" Concrete Floors in Warehouse
- Flat Rubber Roof
- 14 ft. – 20 ft. Ceiling Heights
- Brick and Aluminum Exterior
- 20'x20, 20'x40' and 40'x40' Column Spacing
- 4 Loading Docks / 1 Dock Leveler
- 9 Ground Level Drive-In Doors (10' to 16')

6,800 SF Truck Garage Building

- 3 Drive-Thru Doors
- 1 Drive-In Door
- Oil Separator
- 2 Diesel Pumps
- 12,000 gal. above ground diesel storage tank with containment

UTILITIES AND BUILDING SYSTEMS

- 2500 amp, 480 Volt, 4 Wire Electric
- Public Gas, Sewer and Water
- Gas Hot Air Heat
- Central A/C in Office
- Wet Sprinkler System
- 6 Restrooms
- 2 Emergency Generators

SITE AMENITIES

- On-Site Paved Parking for 110 Vehicles
- Large Yard for Parking Trucks and Tractor Trailers
- Professionally Landscaped
- Kitchen in Office Area
- Flat Topography

TAX ASSESSMENT INFORMATION

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|----------|-----------|
| Land | \$ 59,600 |
| Building | \$663,350 |
| Total | \$722,950 |

2021 Annual Real Estate Taxes - \$38,128



Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, prior sale/lease, withdrawal notice, or other conditions.