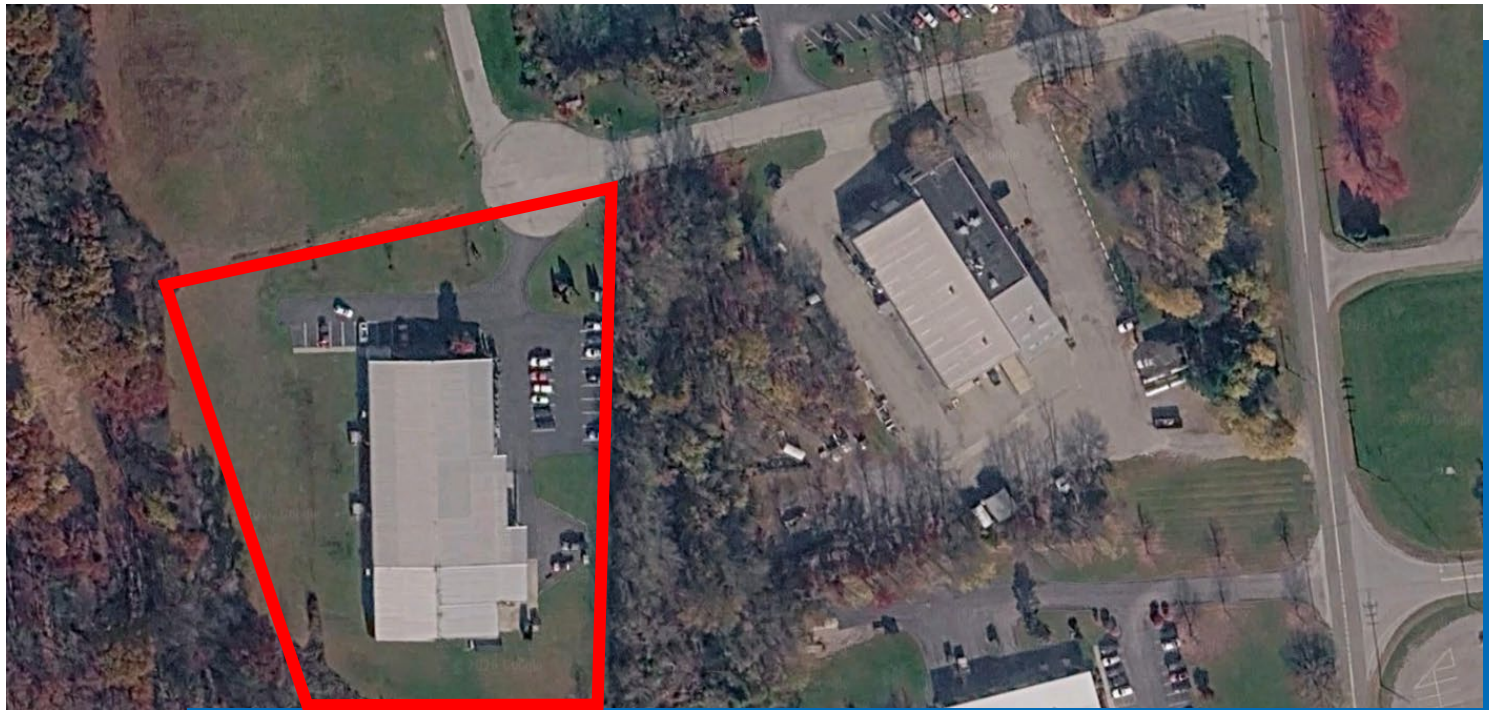




23,000 SF Light Manufacturing Space for Sale or Lease

18075 Woodlands Drive

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:

Office: 2,500 SF

Manf. Area: 20,500 SF

Total Building Size: 23,000 SF

Land Area: Approx. 3.55 Acres

Zoning: Industrial



For information, please contact:

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Director

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Associate

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nmrk.com

NEWMARK

Licensed in Pennsylvania as Newmark Real Estate

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

Property Highlights

- **Clear Height:** 13' – 16' at the eave
- **Crane:** 5 ton overhead crane
- **Loading:** One (1) 12' x 14' drive in door
One (1) 14' x 14' drive in door
One (1) Exterior covered dock door
- **Electrical Service:** 1200 AMP; 208/120 V w (2) 600 AMP bus ducts

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

Lease Price: \$8.50/SF NNN

Sale Price: \$1,955,000 (\$85/SF)

Availability: Immediate

Assessed Value

Land: \$12,000
Building: \$208,540
Total: **\$221,000**

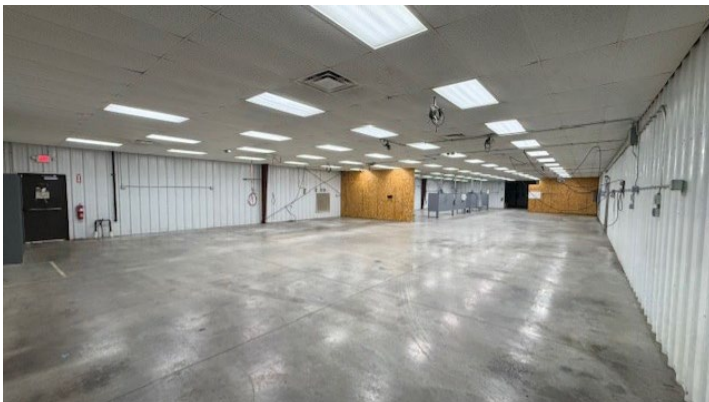
2025 Real Estate Taxes

Crawford County: \$4,828.85 (Based on 21.85 mills)
Vernon Township: \$442.00 (Based on 2 mills)
Crawford School: \$12,921.49 (Based on 11.795 mills)
Total: **\$18,192.34 (Based on 35.645 mills)**

Tax ID: 6503-018.2-D

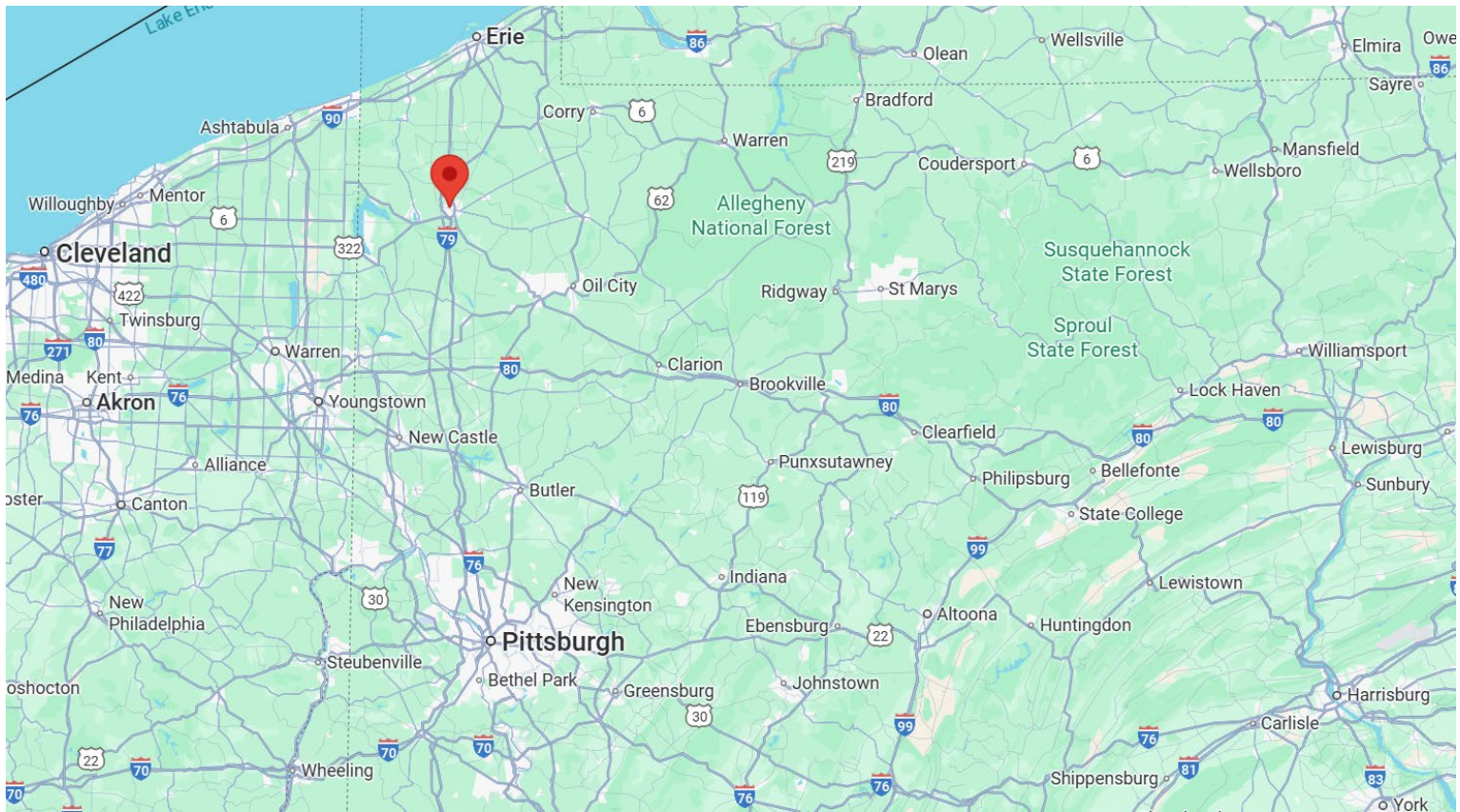
18075 Woodlands Drive Meadville, PA 16335

Interior Pictures

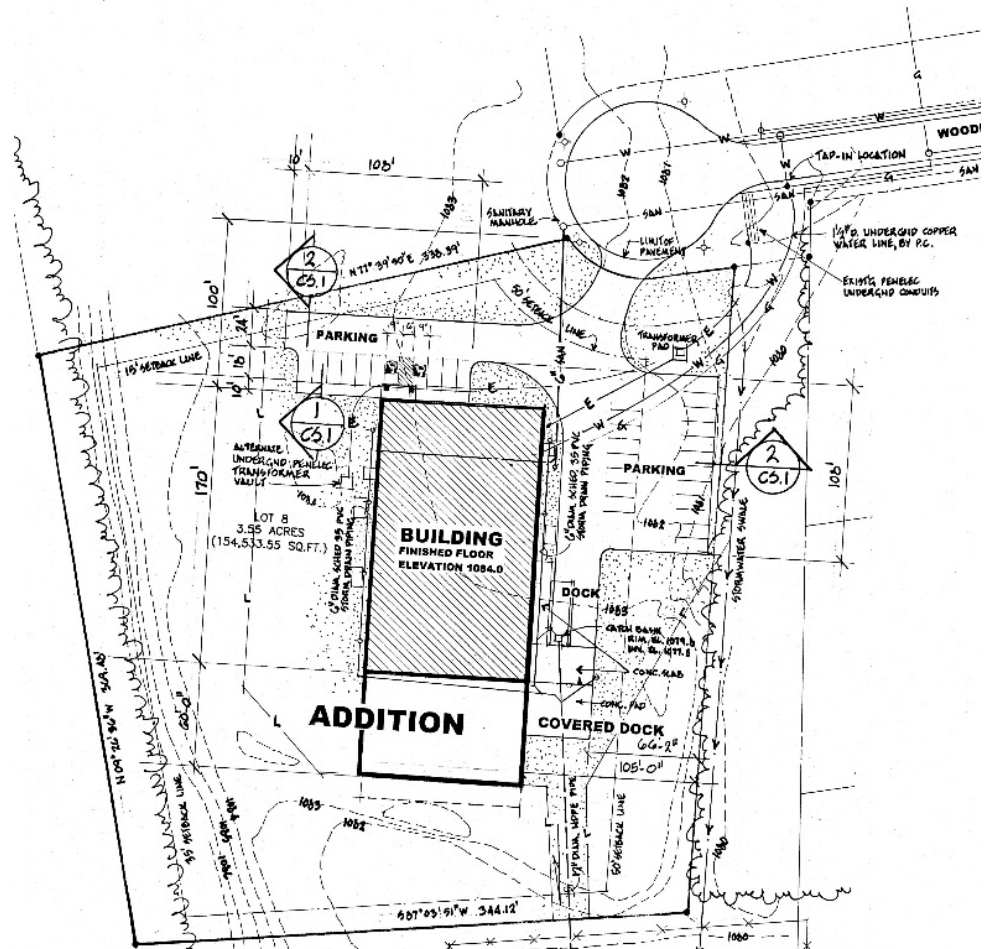


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Location Map

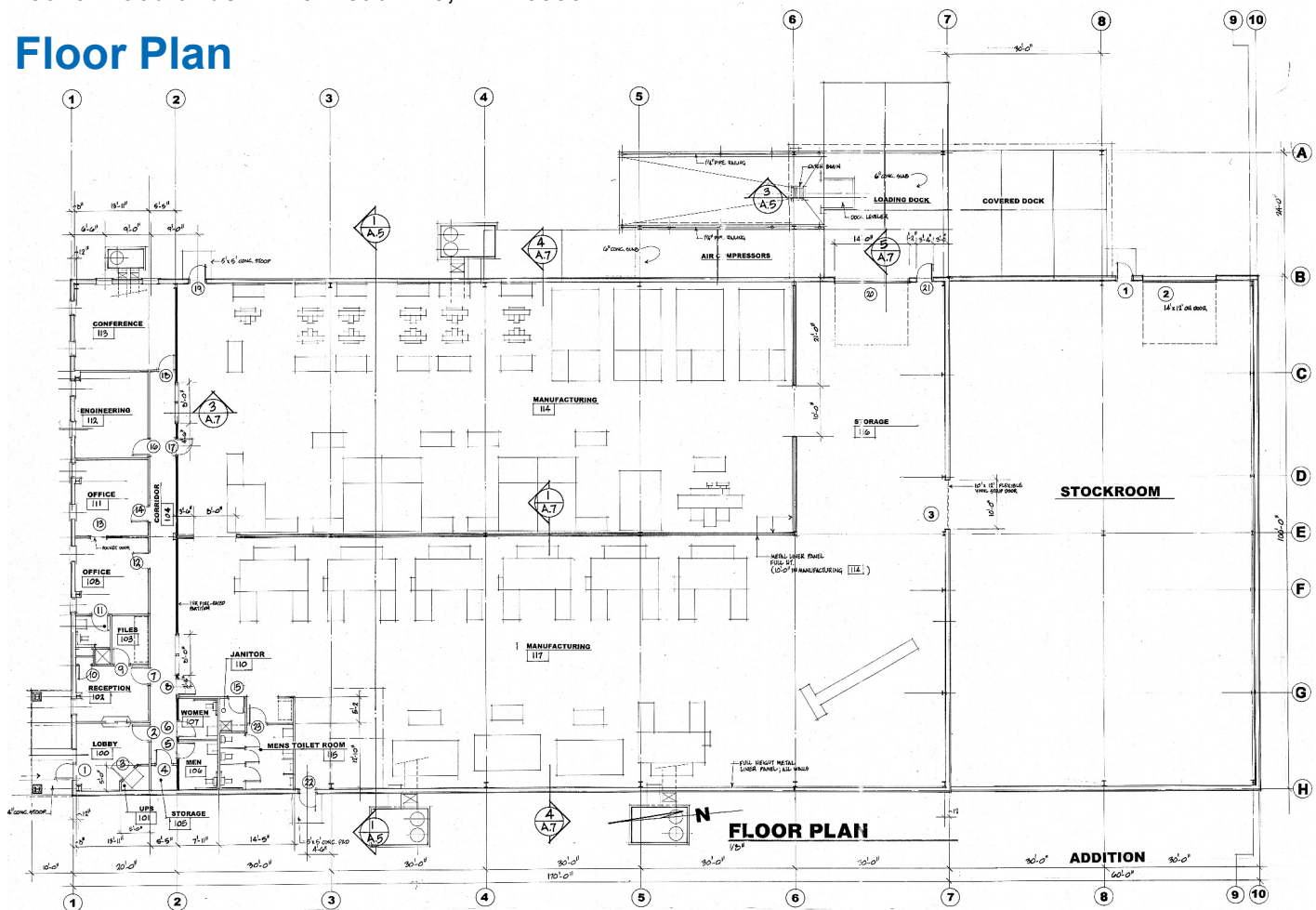


Site Plan

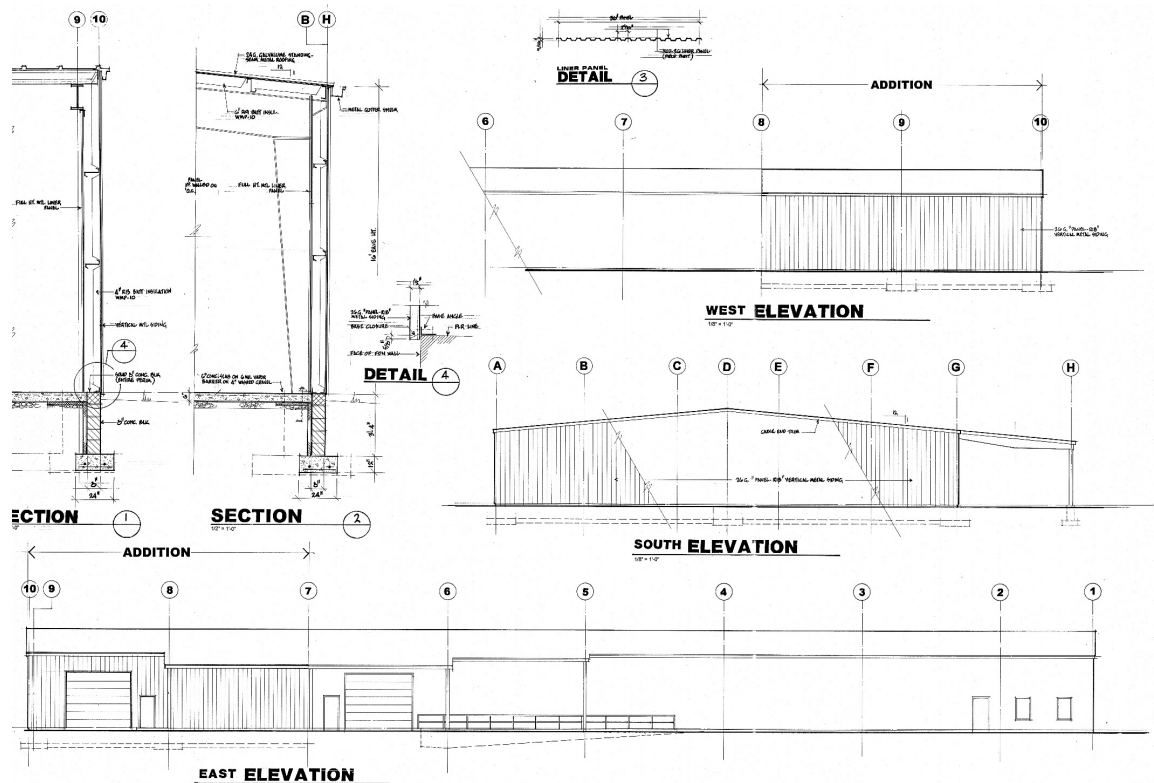


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Floor Plan



Elevation



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