

# 115,500 SF Industrial Building

7 Acres Laydown / Yard

For Sale

\$3,975,000



540 Mayer St.



540 Mayer Street, Bridgeville, PA 15017

## Approximate Facility Dimensions

### Multi-Floor Core Buildings (3-Story)

Core Building North	28,200 SF (9,400 SF/Floor)
Core Building South	50,400 SF (16,800 SF/Floor)
Core Building West	36,900 SF (12,300 SF/Floor)

**115,500 SF in Total Core Buildings**

Triangular Building (1-Story)	14,500 SF
Office/Warehouse Building	10,700 SF of Office & 10,700 SF of High-Bay Warehouse
Exterior Storage Building	17,200 SF in 5 Metal-Skinned Exterior Storage Buildings

**168,600 SF Total in Entire Facility**



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## Building Features

<b>Sprinkler</b>	Fully sprinklered (dry system)	<b>Elevator</b>	Two 5,000 lb freight elevators
<b>Heat</b>	Gas-fired unit heaters on first floor, upper levels unheated	<b>Office</b>	12,000 SF of Total Office Space (10,700 SF Office Building and 1,300 SF in Core Buildings)
<b>Clear Height</b>	Core Buildings: 12' Triangle Building: 14' High-Bay Warehouse: 24'	<b>Utilities</b>	All public utilities to the site. Electricity service is temporary as main service removed with demolition/environmental remediation
<b>Column Spacing</b>	Various column spacing; skylights	<b>Year Built</b>	From the early 1900s (Former GE Lighting Glass Plant)
<b>Loading</b>	4 loading dock doors with levelers, dock pads and dock locks	<b>Security</b>	Fenced, secured site
<b>Site Acreage</b>	9.9 Acre Site including about 7 Acres of Parking, Truck Staging, and Yard Area	<b>Location</b>	Less than one mile from I-79, about five miles from I-376, 10 miles from Downtown, and 16 miles from the Airport

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