

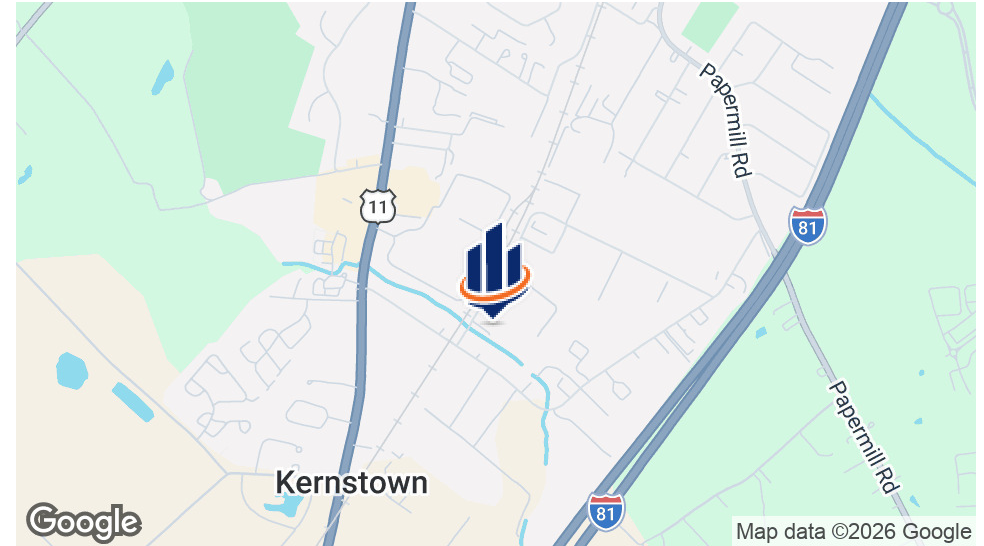


INDOOR SPORTS ENTERTAINMENT FACILITY

3 BATTAILE DR
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Property Summary



PROPERTY HIGHLIGHTS

- Rare Corporate Campus: 22,320 sq. ft. on 3.06 acres
- Special Purpose Buildout
- Extensive on-site parking available in front and rear of the property
- Prime Accessibility: Easy access from Rt. #522, Rt. 11 (Valley Ave) and Rt #37

OFFERING SUMMARY

Sale Price:	\$3,500,000
Lot Size:	3.06 Acres
Building Size:	22,320 SF

PROPERTY DESCRIPTION

Rare opportunity to acquire a 22,320 sq. ft. indoor sports and entertainment facility situated on approximately 3 acres of industrially zoned land. Originally developed as a youth development center, this versatile property is well-equipped for a wide range of recreational, institutional, or commercial uses.

The expansive interior features two full gymnasiums, a dedicated theater area, multiple kitchens with adjoining dining spaces, and several large restroom facilities, making it ideal for sports programming, community events, training facilities, entertainment venues, or adaptive reuse for specialized operations.

The site offers extensive on-site parking and a flexible layout that can easily accommodate either a single occupant or multiple tenants, presenting strong potential for owner-users, investors, or organizations seeking a large-scale indoor facility.

With its rare combination of size, amenities, and industrial zoning, this property provides a unique opportunity for sports complexes, event centers, educational programs, recreational businesses, or multi-tenant commercial conversion.

Exterior Photos



Pavillion



Rear of Annex Building



Rear Parking Lot



Youth Activity Building



Main Entrance

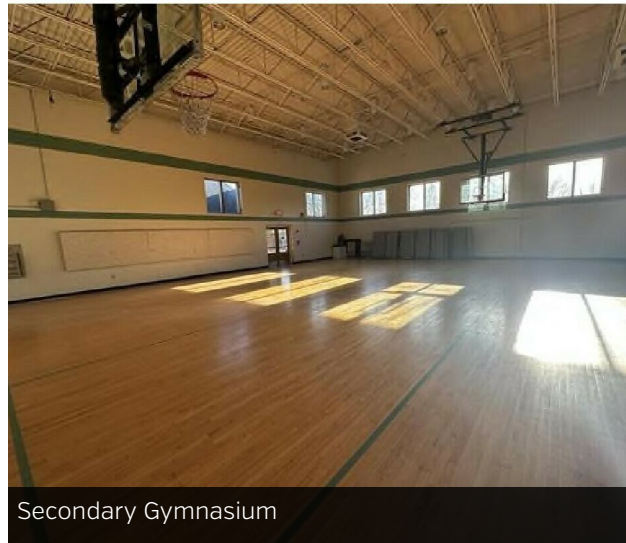


Annex Building

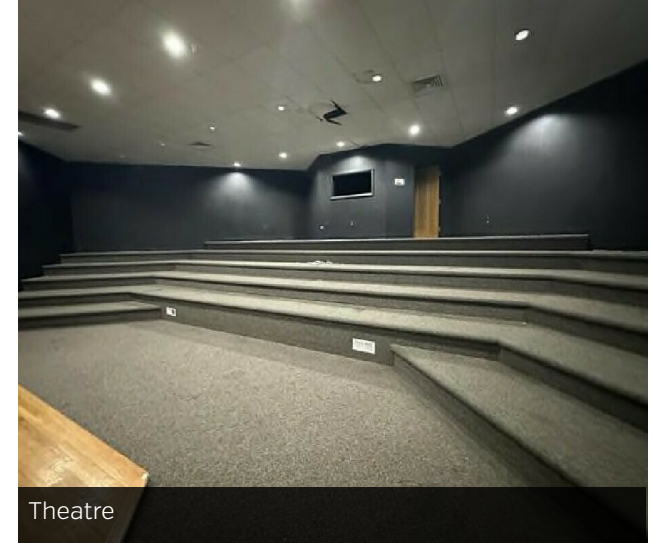
Interior Photos



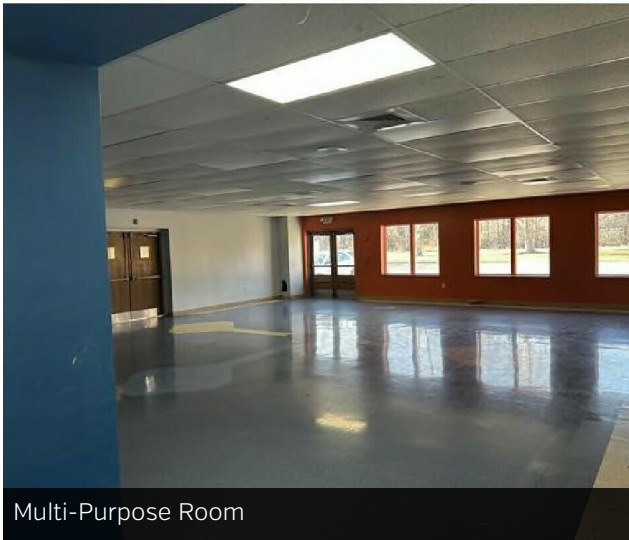
Large Gymnasium



Secondary Gymnasium



Theatre



Multi-Purpose Room

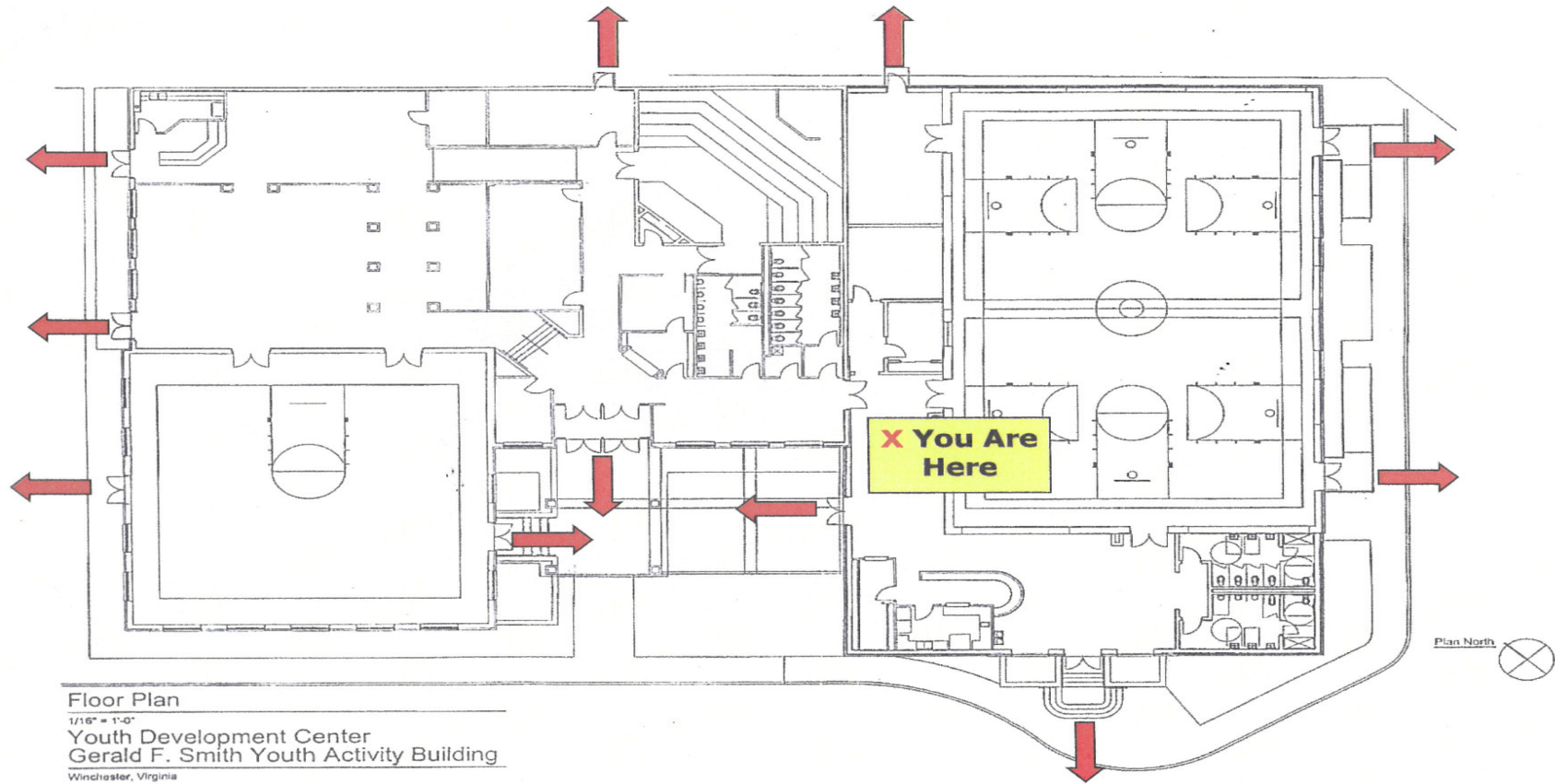


Kitchen

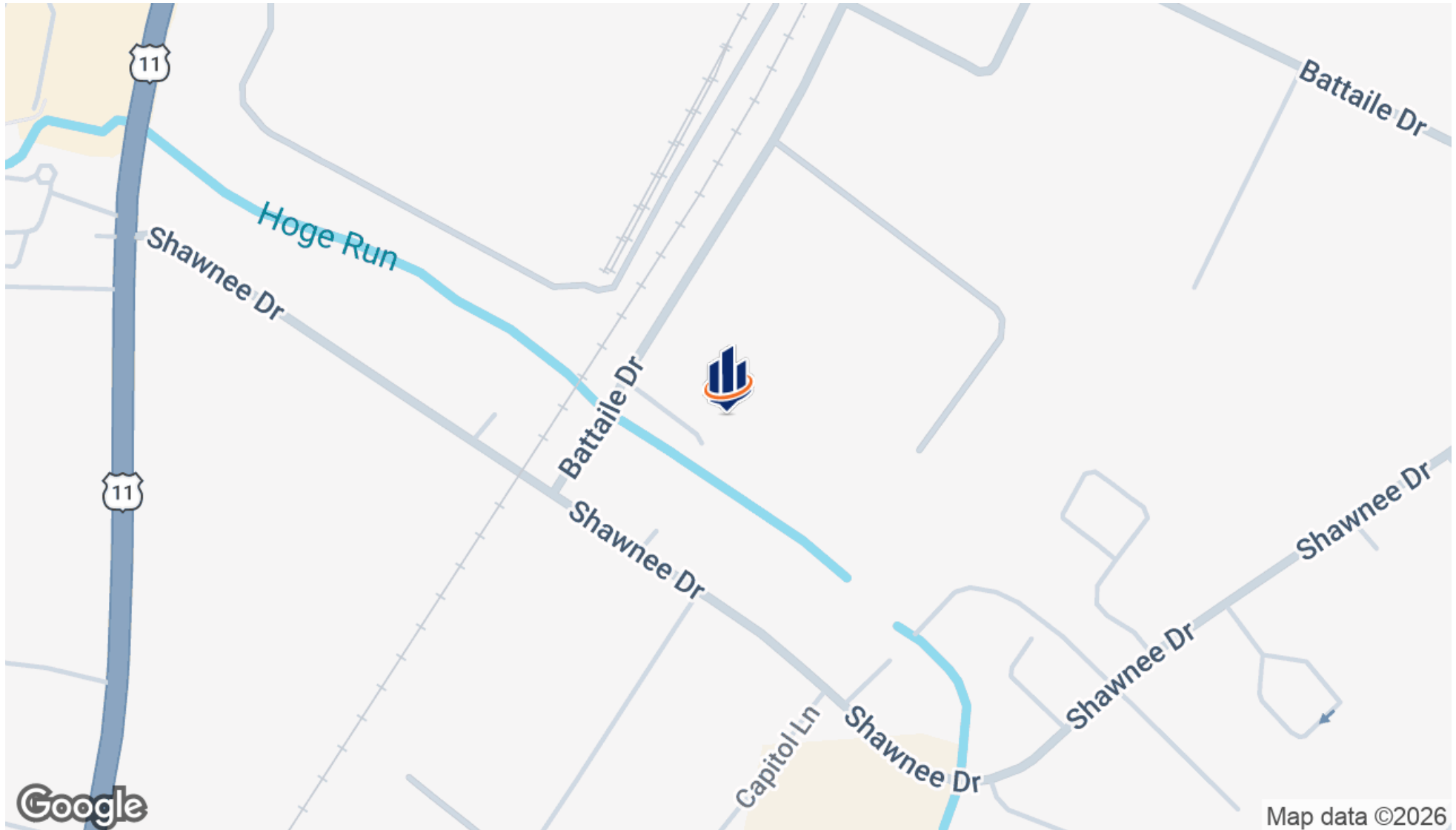


Small Kitchen

Floor Plan



Location Map



Demographics Map & Report

	5 MILES	10 MILES	15 MILES
POPULATION			
Total Population	76,861	116,778	166,892
Average Age	40	41	41
Average Age (Male)	39	40	40
Average Age (Female)	41	42	42
HOUSEHOLDS & INCOME			
Total Households	29,258	44,325	63,559
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$109,073	\$111,526	\$111,837
Average House Value	\$381,647	\$404,183	\$403,769

2020 American Community Survey (ACS)

