

SALE FLEX/WAREHOUSE

144 DANCE HALL ROAD
APOLLO, PA 15613



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OFFERING SUMMARY

PRC Commercial Real Estate is pleased to present a versatile flex industrial facility situated on approximately 2.8 acres. The property consists of a 5,500± square foot building offering a blend of office, warehouse, fabrication, and production space designed to support a wide variety of commercial and industrial operations.

The facility has benefited from extensive ownership improvements and features a modernized interior, upgraded utilities, substantial electrical capacity, overhead door access, and ample on-site parking. The building's open layout, high ceilings, and clear-span design provide flexibility for manufacturing, assembly, warehousing, contractor operations, research and development, or service-related businesses.

A standout feature of the property is its work/live functionality. In addition to the industrial space, the building includes a full kitchen, full bathroom with shower, and washer/dryer hookups, creating an ideal environment for owner-operators, entrepreneurs, tradespeople, or business owners who require extended on-site presence. Whether utilized as a headquarters, workshop, creative studio, or operational hub, the property's amenities provide a level of convenience rarely found in traditional industrial facilities.

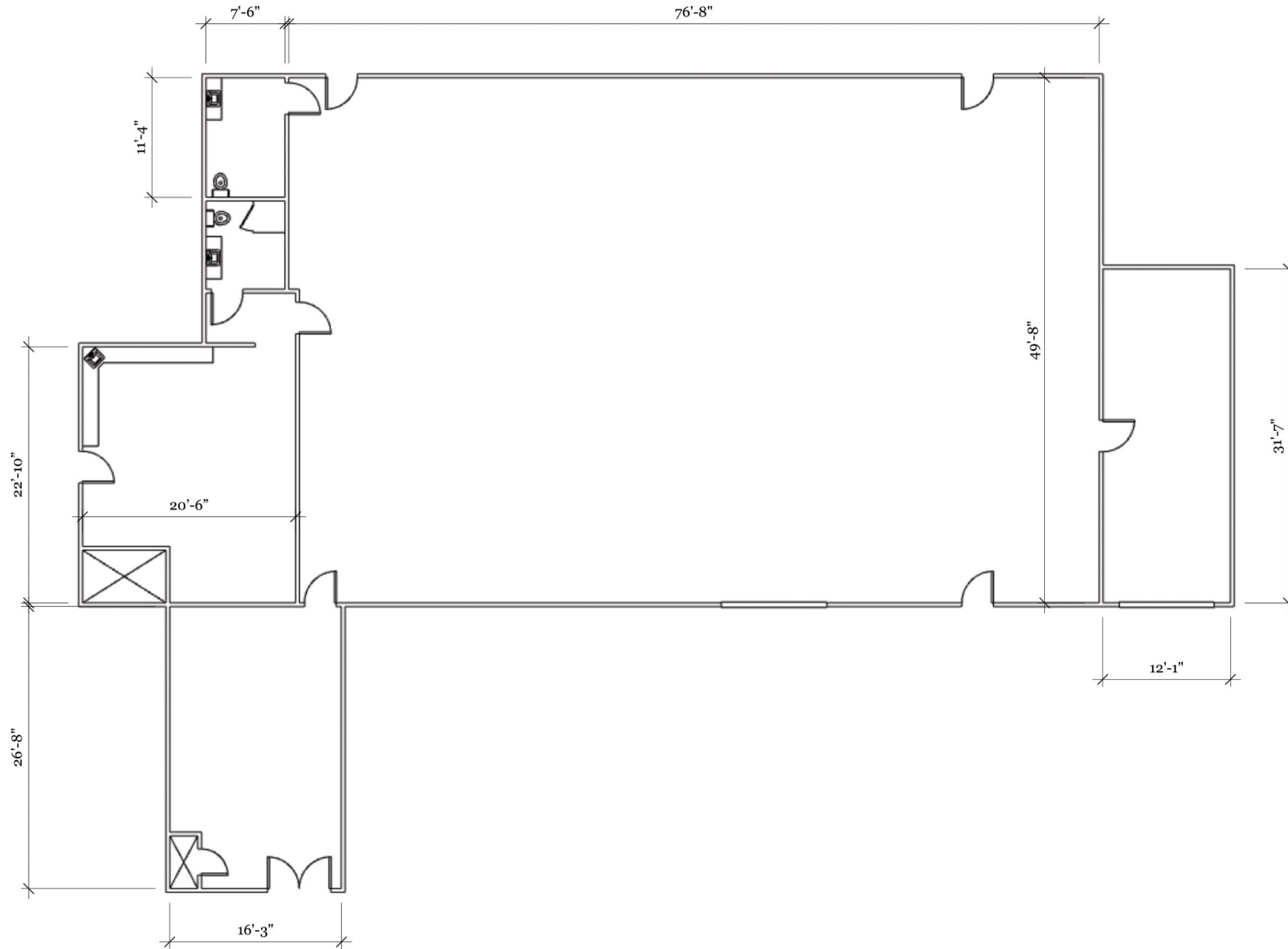
With 400-amp, 3-phase electrical service, public utilities, and room for expansion or outdoor storage, the property is exceptionally well-positioned for owner-users seeking a headquarters location or investors targeting industrial assets with strong functional utility.

144 Dance Hall Road offers a rare opportunity to acquire a highly adaptable industrial property that seamlessly blends business operations with day-to-day lifestyle convenience, creating the perfect work/live environment for today's entrepreneurial owner-user.

- Lot & Block: 63-15-00-0-159
- Zoning: No Zoning
- Ceiling Height: 9' clear
- Township: Washington
- Taxes: \$2,500 +/-
- Garage doors (2): 10' x 9' & 9' x 8'

• SALES PRICE: \$499,000





5,000 +/- square feet
* drawings are not 100% accurate. Used for illustration purposes only

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Floor Plan



