



Available For Lease

**850 Eisenhower Blvd,
Johnstown, PA 15904**



PROPERTY SUMMARY & PARCEL OUTLINE

850 Eisenhower Blvd, Johnstown, PA 15904 offers 42,220 SF of industrial space on a 4.29-acre site, ideal for manufacturing, warehousing, or distribution operations. The facility features 12 dock-high doors, a 14' clear height, and 600 AMP 3-phase electrical service, providing strong functionality for industrial users. Built in 1990 and classified as a Class B asset, the property is zoned Light Industrial and offers efficient loading capabilities and operational flexibility in the Johnstown market.



Property Details & Specifications

Address: 850 Eisenhower Blvd, Johnstown, PA 15904

Lease Rate: \$4.95 psf NNN

Type: Manufacturing, Warehouse, Distribution

Total SF: 42,220

Acreage: 4.29

Dock Doors: 12

Clear Height: 14'

Building Class: B

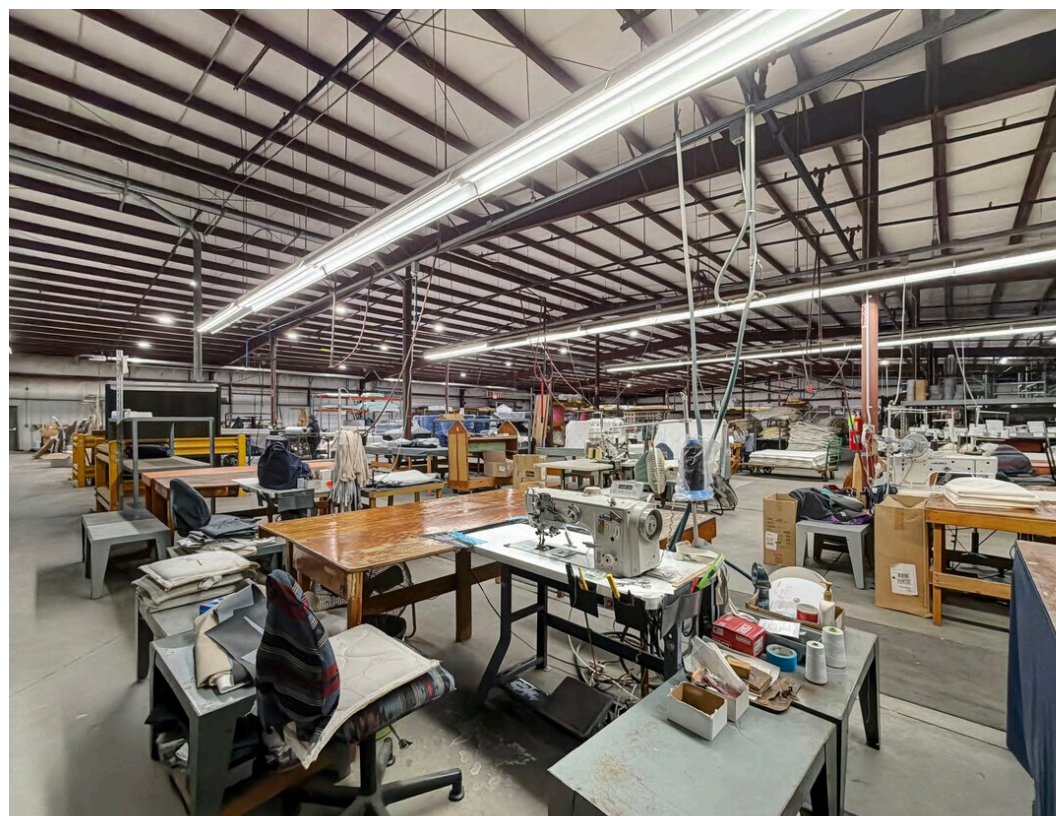
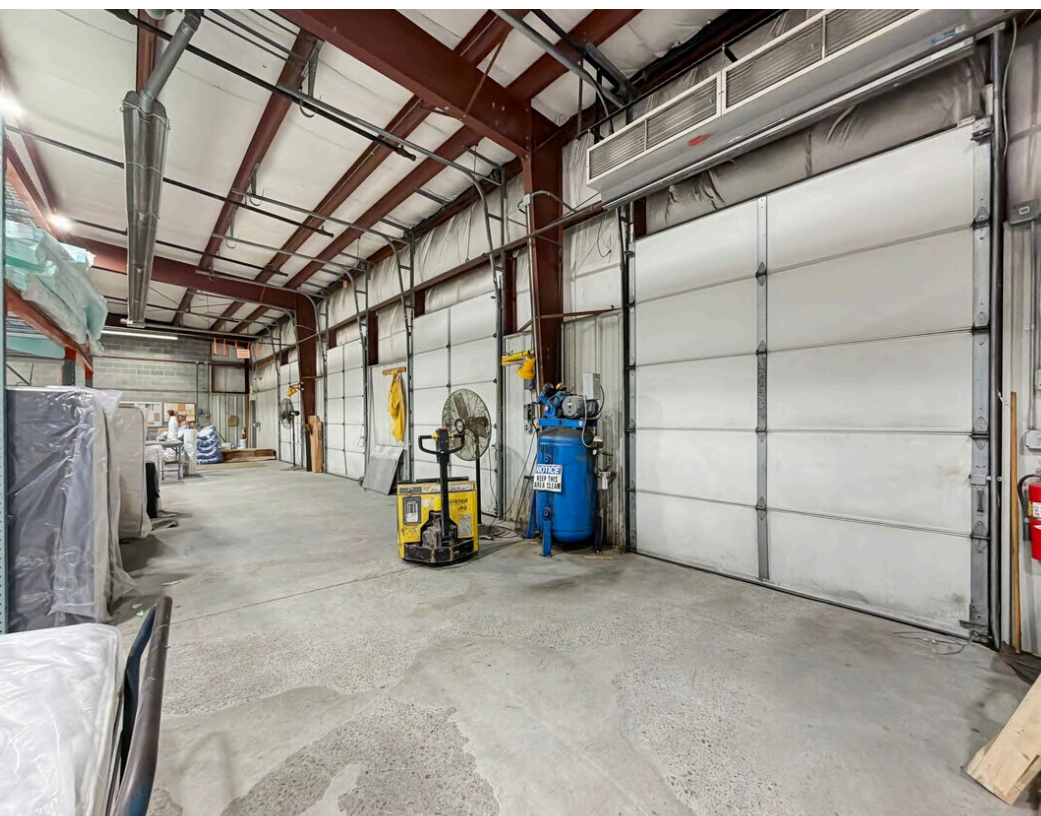
Zoning: Light Industrial

Electrical: 600 AMP, 3-phase

Year Built/Renovated: 1990







PRIME INDUSTRIAL LOCATION - JOHNSTOWN, PA

850 Eisenhower Boulevard is strategically positioned within Johnstown's established industrial and commercial corridor, offering strong connectivity throughout Western and Central Pennsylvania. The property benefits from immediate access to US-219 and close proximity to PA-56 and the broader Pennsylvania Turnpike network, enabling efficient regional distribution to Pittsburgh, Altoona, and surrounding Mid-Atlantic markets. Located within a market known for its manufacturing and industrial heritage, the site is well-suited for warehousing, light manufacturing, service operations, and regional distribution users. Surrounded by established commercial corridors, industrial users, and workforce-rich communities, this location provides strong accessibility, operational efficiency, and connectivity within a cost-effective Pennsylvania industrial market.

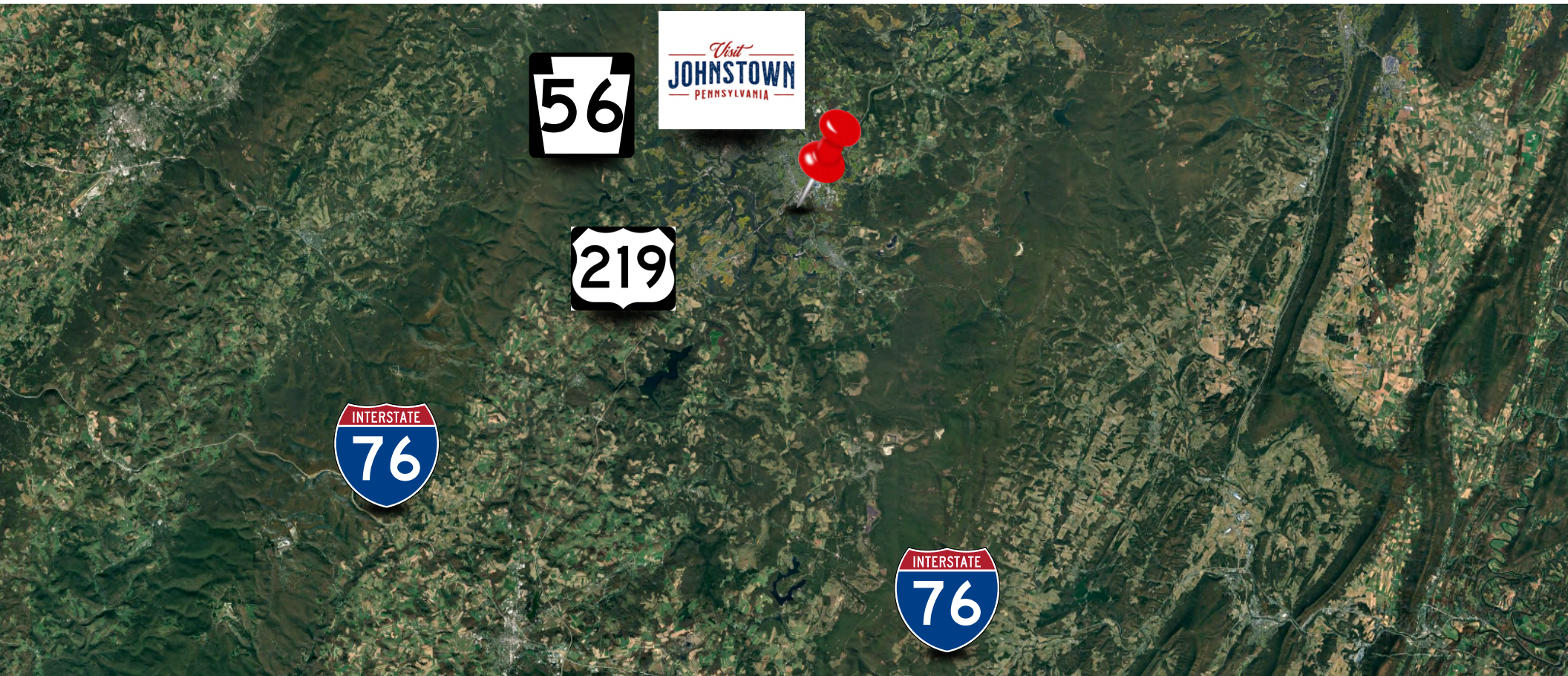
LOCATION KEY DISTANCES

US-219: 1.0 mile

PA-56: 2.0 miles

Downtown Johnstown: 5.0 miles

Pennsylvania Turnpike (I-76): 18 miles





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