

SALE FLEX

1135 INDUSTRIAL PARK ROAD
VANDERGRIFT, PA 15690



Brad Ring • Agent • 412-261-6532 x224 • brad@prudentialrealty.com

PRC COMMERCIAL • 3700 SOUTH WATER STREET, SUITE 105 • PITTSBURGH, PA 15203 • PRUDENTIALREALTY.COM

OFFERING SUMMARY

- Opportunity to acquire highly desirable flex buildings in the Parks Bend Industrial Park (Armstrong County)
- Fully refrigerated processing plant and warehouse w/ 2,000 square feet of frozen storage
- Substantial electric capacity: 480v 3 phase - 500kva/600 amp
- Abundant parking located on site
- Fully refrigerated industrial complex
 - *Building 1: 16,800 +/- sf (13,000 sf of warehouse)*
 - *Building 2: 3,800 +/- square feet*
- Total: 20,600 +/- square feet
- Lot Size: 3.392 +/- acres
- Year Built: 1999 w/ renovation in 2021
- Four (4) dock doors with potential for drive thru in rear of building
- 24' clear ceiling height; floor drains throughout
- Taxes: \$25,136
- Sales Price: ~~\$1,650,000~~ **REDUCED: \$1,499,000**







Population	1 Mile	3 Miles	5 Miles
Total Population	966	17,132	28,602
2029 Population	955	17,018	28,303
Average Age	43.9	43.7	46.1
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	403	7,420	12,322
# of persons per HH	2.40	2.30	2.30
Average HH Income	\$72,693	\$65,256	\$72,414
Median House Value	\$139,639	\$106,363	\$128,916

Pennsylvania Act 172
requires notification to utility companies
prior to any digging, drilling, blasting
or excavating. Contractor shall contact:

PA ONE-CALL
1-800-242-1776

prior to the start of work.
Utilities shown on the drawings
are approximate. Contractor must
field locate before construction.

Existing Site
2.572 acres

The existing site is on Lot 14 of the
Parks Bend Farm Subdivision.
The site is outside the 500 year flood
plain based on Armstrong County flood
insurance information.

Bench mark elevation shall be existing
building finish floor which will be set
at 100.00' for all drawing references.

Erosion Control Info.:

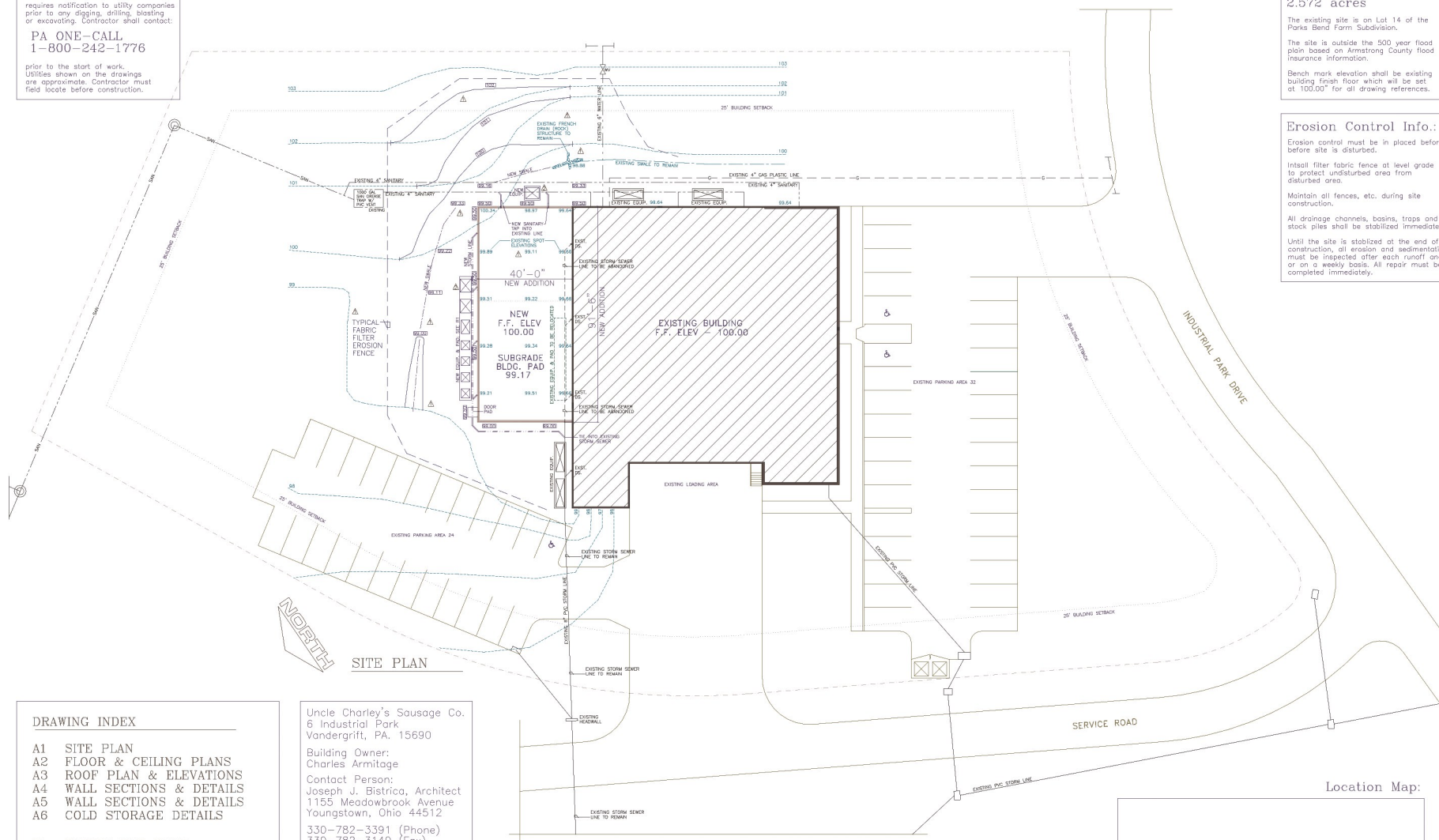
Erosion control must be in place before
before site is disturbed.

Install filter fabric fence at level grade
to protect undisturbed area from
disturbed area.

Maintain all fences, etc. during site
construction.

All drainage channels, basins, traps and
stock piles shall be stabilized immediately.

Until the site is stabilized at the end of
construction, all erosion and sedimentation
must be inspected after each runoff and/
or on a weekly basis. All repair must be
completed immediately.



DRAWING INDEX

A1 SITE PLAN
A2 FLOOR & CEILING PLANS
A3 ROOF PLAN & ELEVATIONS
A4 WALL SECTIONS & DETAILS
A5 WALL SECTIONS & DETAILS
A6 COLD STORAGE DETAILS

F1 FOUNDATION PLAN
F2 PAD DETAILS

S1 STRUCTURAL PLANS
S2 STRUCTURAL ELEVATIONS
S3 STRUCTURAL SECTIONS

P1 PLUMBING PLAN

R1 REFRIGERATION LAYOUT

E1 ELECTRICAL PLAN
E2 ELECTRICAL CEILING

Uncle Charley's Sausage Co.
6 Industrial Park
Vandergrift, PA. 15690

Building Owner:
Charles Armitage

Contact Person:
Joseph J. Bistrice, Architect
1155 Meadowbrook Avenue
Youngstown, Ohio 44512

330-782-3391 (Phone)
330-782-3140 (Fax)

Code Information: Building

Existing Building	13,113	Square Feet	78.18 %
New Addition	3,660	Square Feet	21.82 %
Total Project	16,773	Square Feet	100.00 %

Occupancy Group: Division D-0 (ordinary)
Food Processing Facility

Construction Type: Non-Combustible
Number of Stories: One(1)

Universal Accessibility
Standards: Existing Entrances and Exits along
w/Existing Restroom Facilities are in
Compliance and were constructed in
1998.

Occupancy Permit Issued: 4/28/1999

Parks Bend Industrial Park
Uncle Charleys Sausage Company
Route 66
Uncle Charleys Sausage Company
Parks Township Pennsylvania 15690

Original Pa. Permit Number:

File Number 000341786
Plan Approval Date 09/10/1998
Drawing Index 1998-10545

Site Data:

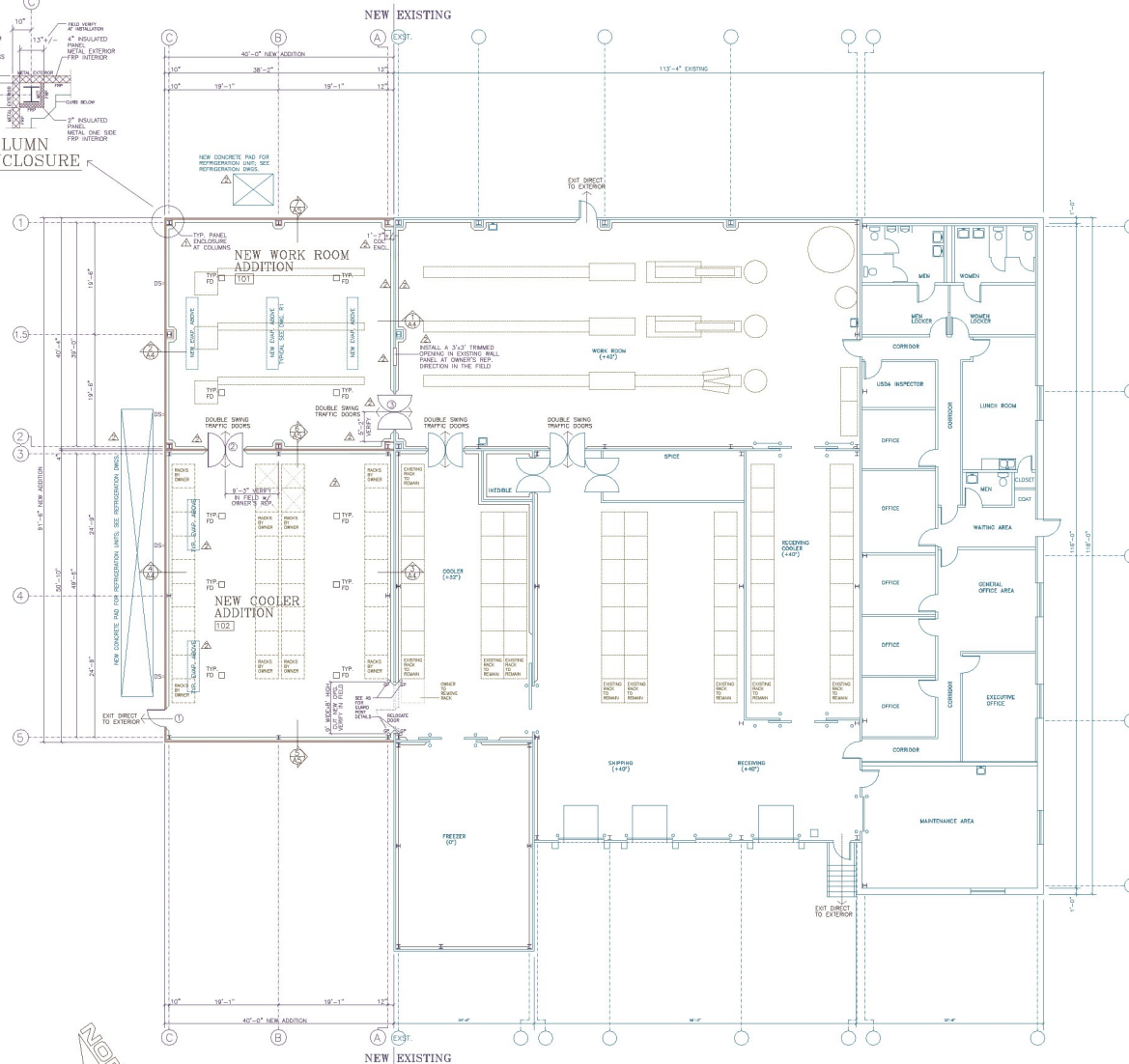
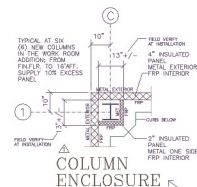
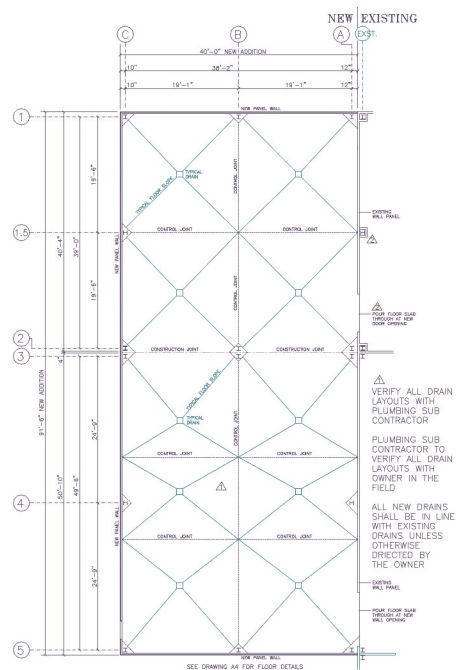
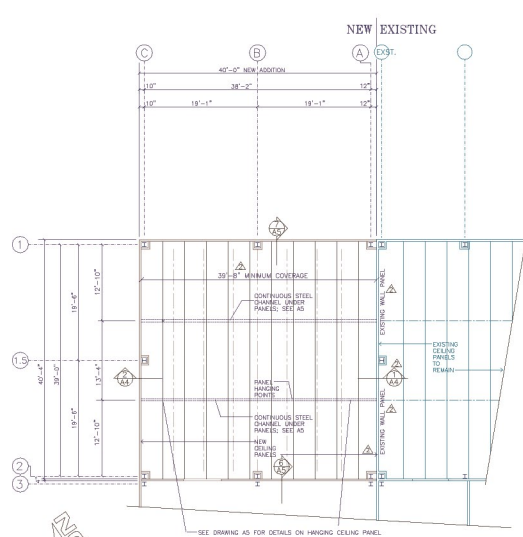
Existing: Proposed:

Lot Size:	2.572 ac.	2.572 ac.
Lot Ratio:	38 % Exst. 50 % Max.	41 % New
Setbacks:	Reqd. 25'	> 25'
Bldg.Hgt:	35' max.	< 23'
Parking	n/a	56

Location Map:

UNCLE CHARLEY'S SAUSAGE COMPANY
PENNsylvania
NORTH VANDERGRIFF.

A1



FINISH SCHEDULE

NEW WORK ROOM ADDITION 101

FINISHES:
FLOOR: STEEL TRUSSELED CONCRETE SLAB
BASE: CONCRETE CURB
WALLS: METAL WALL PANELS
(FACTORY FRP INTERIOR FACED)
CEILING: METAL CEILING PANEL @ 18"
(FACTORY FRP INTERIOR FACED)

NEW COOLER ADDITION 102

FINISHES:
FLOOR: STEEL TRUSSELED CONCRETE SLAB
BASE: CONCRETE CURB
WALLS: METAL WALL PANELS
(FACTORY FRP INTERIOR FACED)
CEILING: EXPOSED STRUCTURE-GRA
(WHITE METAL SICK @ 21'-6" +/-,
(FACTORY FINISH)

DOOR SCHEDULE

MARK	DOOR DESCRIPTION	MATERIAL	JAMB	HARDWARE
①	RELOCATED COOLER SWING DOOR 3'-0" x 7'-0" x 4"	INSULATED METAL-CLAD	STANDARD WOOD JAMB METAL-CLAD	EXISTING PANIC HARDWARE
②	NEW HIGH IMPACT ABS SWING DRS PANEL 3'-0" x 8'-0" x 2" MATCH EXISTING	INSULATED METAL-CLAD	STANDARD WOOD JAMB METAL-CLAD	180° SWINGING HARDWARE TEAR DROP BUMPERS
③	NEW HIGH IMPACT ABS SWING DRS PANEL 3'-0" x 8'-0" x 2" MATCH EXISTING	INSULATED METAL-CLAD	STANDARD WOOD JAMB METAL-CLAD (IN EXIST. WALL LOCATION)	180° SWINGING HARDWARE TEAR DROP BUMPERS

