

# 1655 Mountain Rd, Newburg, PA

Upper Mifflin Township | Cumberland County

## Features & Specifications

### Contractor Shop *(Built 2019)*

- 60' x 100'
- 16' ceiling height
- 6 bays with 14' doors
- 1 drive-thru bay
- Mini splits installed
- 4 offices
- Conference room
- Break room with kitchen
- Security system installed

### Warehouse *(Built 2022)*

- 20' ceiling height
- 1 drive-thru bay with 16' clearance
- 6 propane heaters
- 4 Overhead doors – 16'x16'

### Wash Bay *(Built 2019)*

- 22' x 30'
- Radiant floor heat
- Soap system
- Acum boiler
- Mini splits installed

### Stocked Pond

- Approximately 1 Acre
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## All Buildings / Property-Wide

- All doors insulated & automatic
- Buried well & sewer
- 1,000 gallon propane tank
- Backup generator: Katolight Model 230 | 440K BTU | Propane | 3-Phase | 240 Amps