



105 Woodward Hill Rd. Edwardsville, PA 18705

Property Overview

This industrial building offers a versatile single-story layout designed to support manufacturing, assembly, and high-efficiency distribution operations. The building features expansive column-free interiors, abundant dock configuration options, and a generous loading court for simultaneous truck maneuvering. Durable exterior construction and clear ceilings allow for flexible racking or production arrangements while maximizing storage capacity. The site benefits from dedicated parking, and modern utility infrastructure tailored to industrial demands. An adaptable interior offers the space to a range of industrial uses while supporting sustained operational performance. Situated on 6.67 acres for any future expansion needs.

OFFERING SUMMARY

Sale Price:	Price Upon Request
Building Size:	40,000± SF
Office SF:	8,000± SF
Lot Size:	6.67 Acres
Renovated:	2019
Zoning:	Industrial - Heavy
Market:	Northeast Pennsylvania
Submarket:	I-81 Corridor



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Property Highlights

- 40,000± SF Single-story Industrial facility
- 6.67 Acres
- Privately situated with direct access to Rt. 11
- Zoned for Heavy Industrial
- Column-free interior
- Ceiling Heights 18' and 15'
- Two Drive-In Doors 12 x 10
- One Drive-In Door 10 x 10
- One Dock Door with 2 spot extended receiving ramp
- Dedicated Office Area 8,000± SF
- Restrooms - Two in Office, Two in Warehouse
- Electric - 3 Phase, 1,000 Amps, 24 Volt
- Rolled Rubber Roof repaired in 2015 & 2019
- Milled Parking Lot
- Public Utilities



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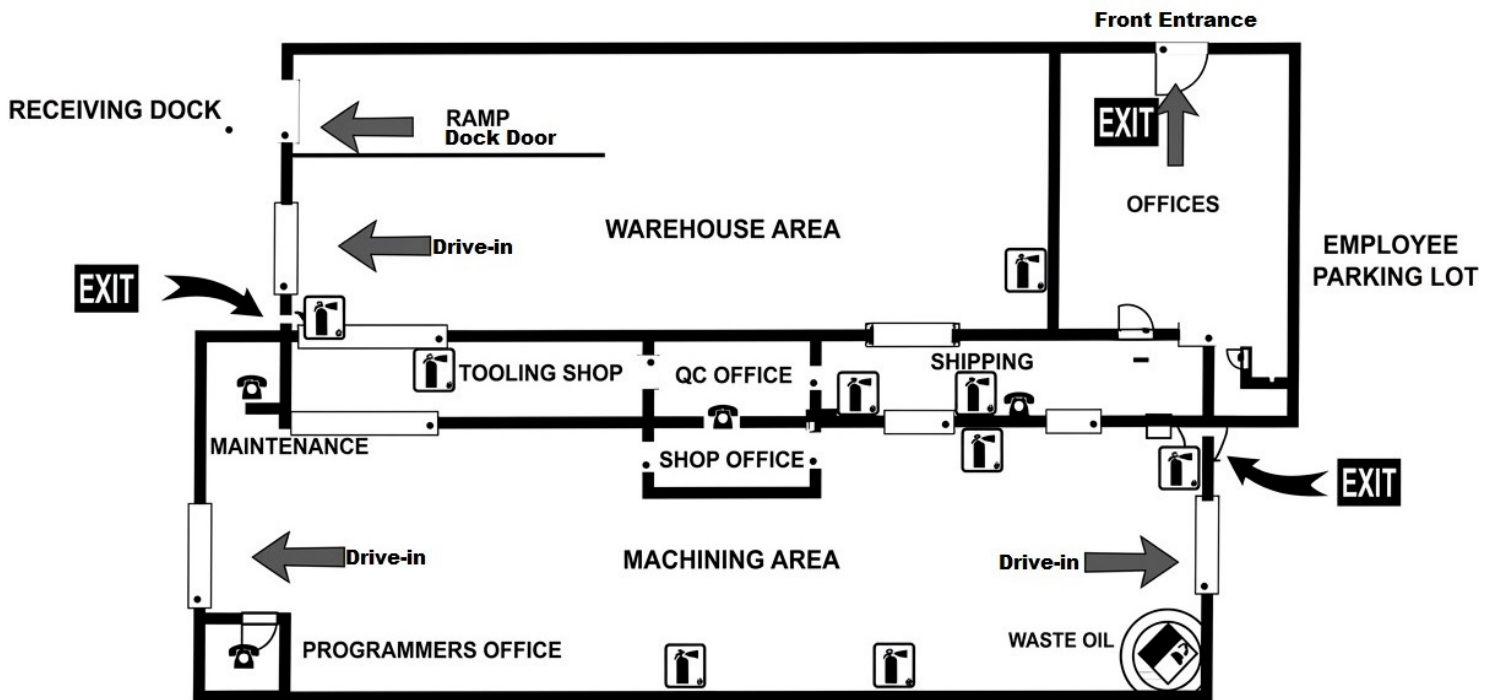
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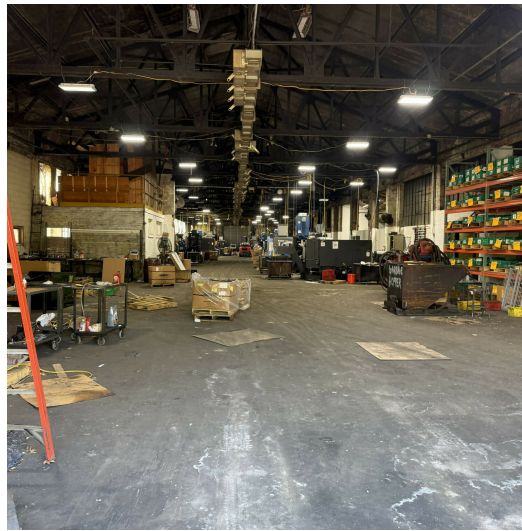
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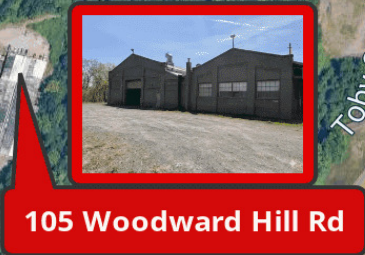
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Direct Access to Rt. 11

ROUTE 11

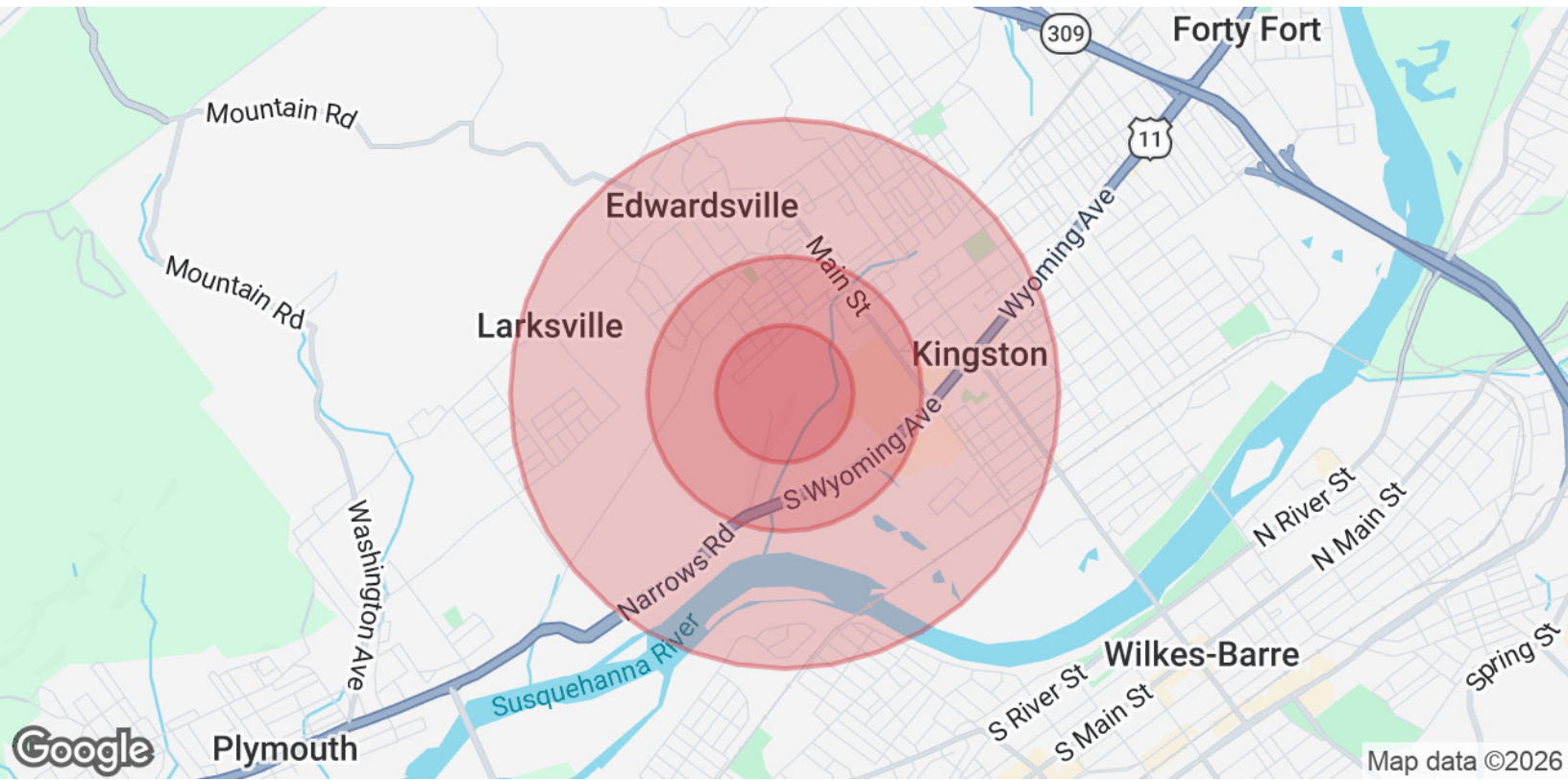
Location Overview

Privately situated on 6.67 Acres a top the hills of Edwardsville with direct access to Route 11, easily connecting to Rt. 309, I-81 and I-476.



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POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	480	2,615	11,797
Average Age	41.5	36.8	40.2
Average Age (Male)	38.3	33.1	38.9
Average Age (Female)	46.6	39.8	42.3

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	192	976	4,922
# of Persons per HH	2.5	2.7	2.4
Average HH Income	\$76,598	\$75,091	\$74,316
Average House Value	\$113,901	\$130,344	\$139,405

2023 American Community Survey (ACS)



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