



FOR LEASE OR SALE | **205,087 SF**
851 BEAVER DR | **DUBOIS, PA**

PATRICK DEDERING | 414-376-6933 | PATRICK@PHOENIXINVESTORS.COM

LUKE HERDER | 414-244-9575 | LHERDER@PHOENIXINVESTORS.COM



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PROPERTY DETAILS

851 BEAVER DR | DUBOIS, PA

AVAILABLE SPACE	205,087 SF
COOLER SPACE	126,000 SF (34 to 40°F)
FREEZER SPACE	66,000 SF (-10 to 0°F)
OFFICE SPACE	7,300 SF
YEAR BUILT	1988
CLEAR HEIGHT	35'
DOCK DOORS	43
GRADE-LEVEL DRIVE-IN DOORS	1
SUPERSTRUCTURE	Steel-framed
WALLS	Masonry
FLOOR	6" - 8"
ROOF	TPO (Replacement in Progress)
FIRE SAFETY	Dry Sprinkler System
POWER	3,000 Amps 277/480 Volts 3 Phase
LAND AREA	30.38 Acres
PARKING	96 Car 146 Trailer
ZONING	IP-1 Industrial Park/Transitional
PARCEL ID	007-3-031-000-10610
OPEX ESTIMATE	\$1.72/SF



PROPERTY HIGHLIGHTS



FREEZER SPACE: -10 TO 0°F
COOLER SPACE: 34 TO 40°F

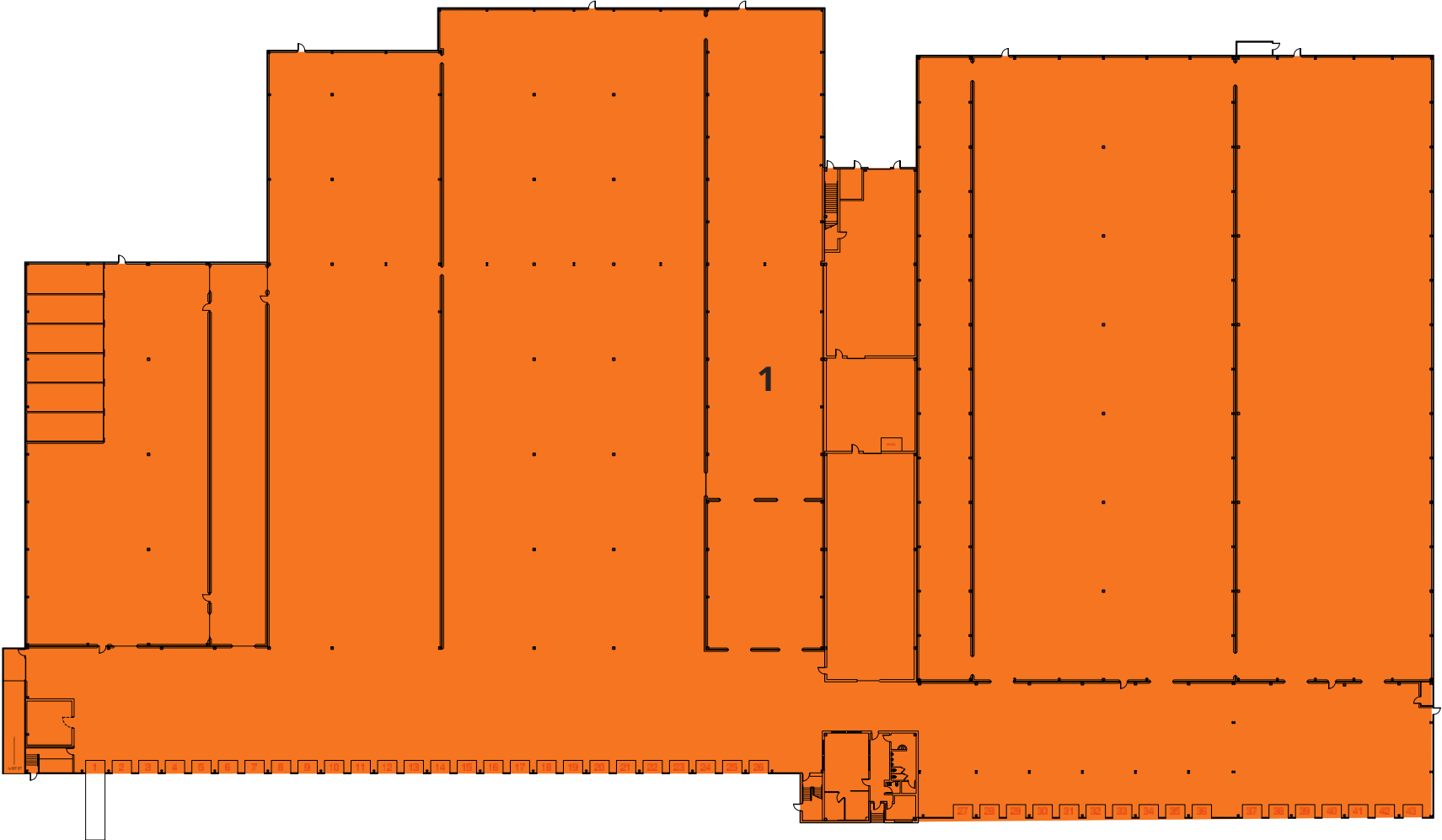


**POTENTIAL FOR RAIL | BPRR RAIL LINE RUNS
ADJACENT TO NORTH SIDE OF THE PROPERTY**

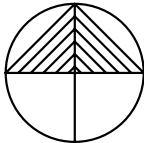
FLOOR PLAN

851 BEAVER DR | DUBOIS, PA

VIEW A VIDEO OF THIS PROPERTY



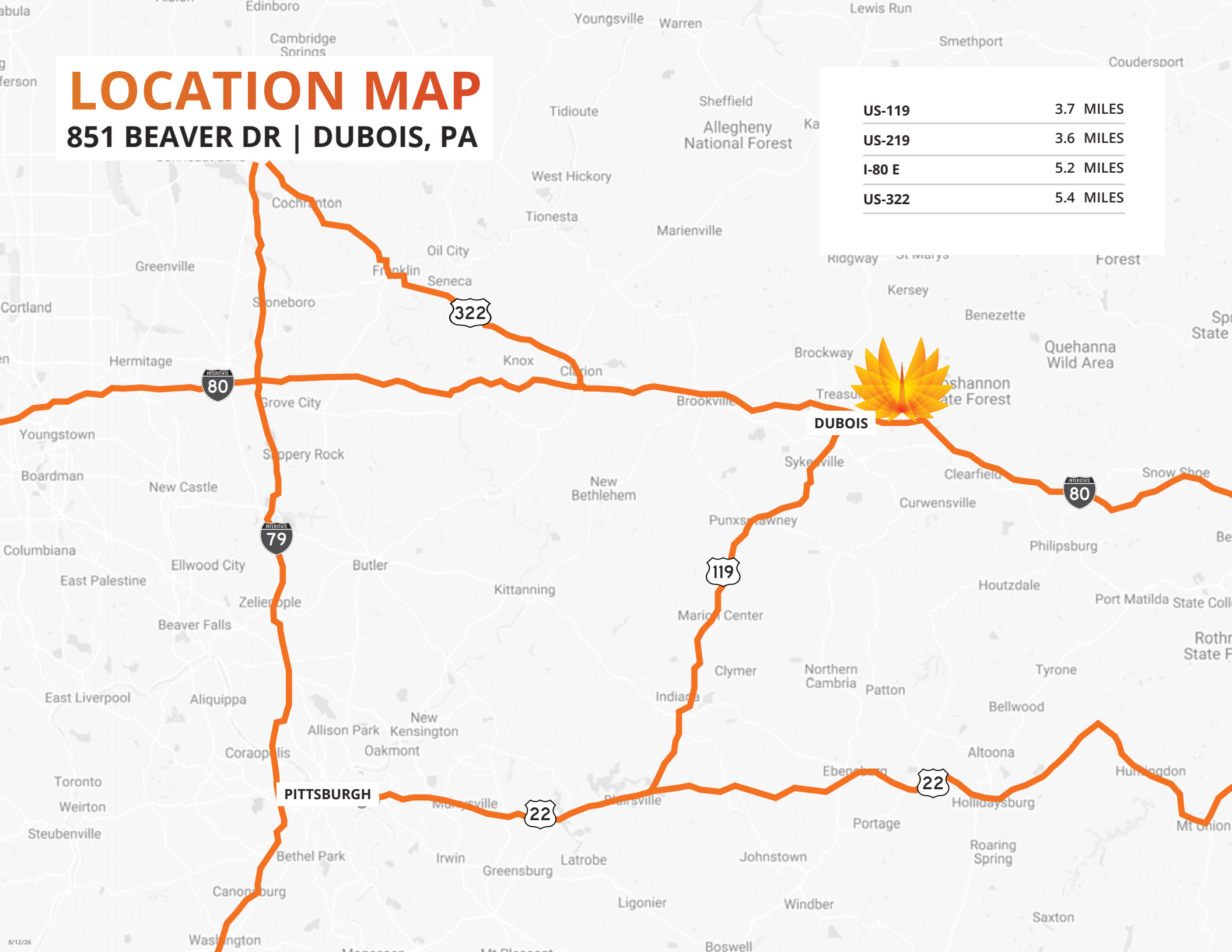
NUMBER	SPACE DESIGNATION	CLEAR HEIGHT	DOCK DOORS	DRIVE-IN DOORS	SQUARE FEET
1	COLD STORAGE WAREHOUSE	35'	43	1	205,087 SF
TOTAL					205,087 SF



LOCATION MAP

851 BEAVER DR | DUBOIS, PA

US-119	3.7 MILES
US-219	3.6 MILES
I-80 E	5.2 MILES
US-322	5.4 MILES



DUBOIS

PITTSBURGH