

# REFRIGERATED / CONDITIONED BUILDING FOR SALE

2500 FREEDLAND ROAD, HERMITAGE, PA 16148

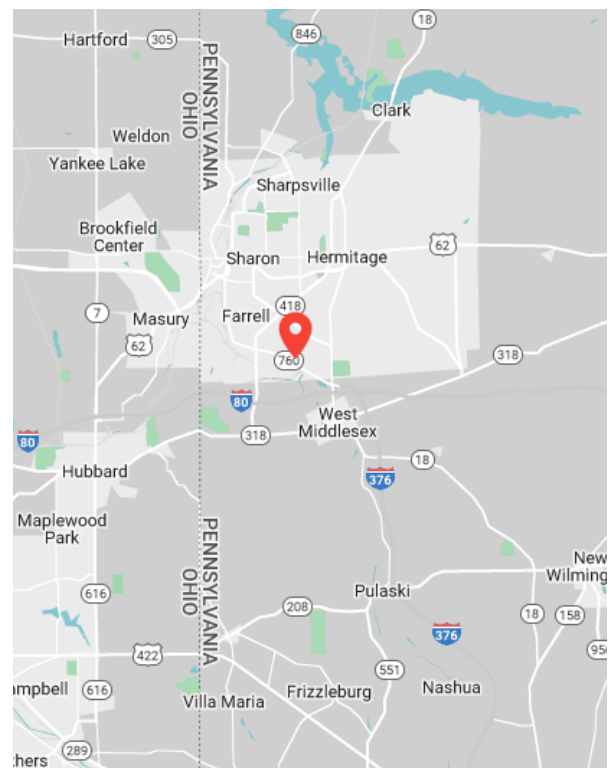


**ASKING PRICE: \$4,500,000**



## PROPERTY FEATURES:

- **29,311 SF Refrigerated/Conditioned Building For Sale**  
26,811 SF Warehouse with 2,500 SF Office on 3.6 acres
- **Asking Price: \$4,500,000**
- Refrigerated Space: 2,700 SF/59,400 Cubic Ft.  
Freezer Space: 6,600 SF/145,200 Cubic Ft.  
Blast Freezer: 408 SF/ 8,976 Cubic Ft.  
Dry Warehouse: 17,103 SF
- Heat and Air Conditioning throughout most of the building
- Two (2) Dock High Doors & One (1) Drive In Door
- 22" Clear heights
- Multiple production areas
- 600 Amp Three Phase 480/277
- Former Food Production Facility
- Multiple offices/Conference Room/Break Room



### CONTACT:

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412 261 2200

**HANNA COMMERCIAL REAL ESTATE**

11 STANWIX ST., SUITE 1024

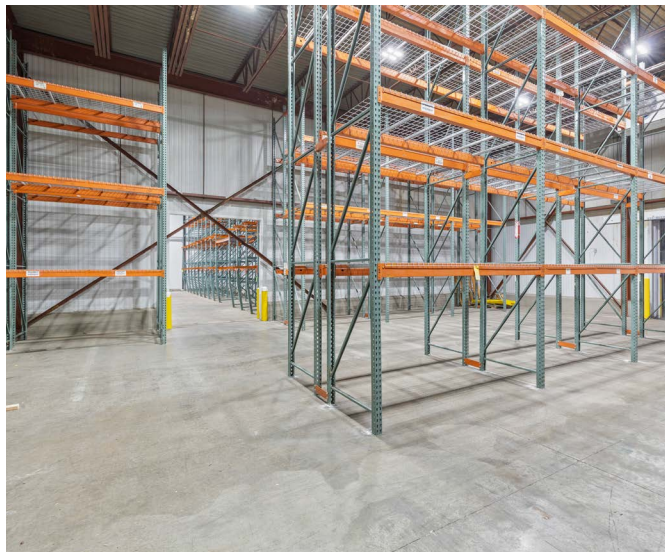
PITTSBURGH, PA 15222

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable. No representation is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental, or other conditions, prior sale lease, financing or withdrawal without notice. Hanna Commercial Real Estate will make no representation, and assume no obligation, regarding the presence or absence of toxic or hazardous waste or substances or other undesirable material on or about the property.

# REFRIGERATED / CONDITIONED BUILDING FOR SALE

2500 FREEDLAND ROAD, HERMITAGE, PA 16148



<b>Property</b>	2500 Freedland Drive, Hermitage, PA 16148
<b>Asking Price</b>	\$4,500,000
<b>Lease Rate</b>	TBD
<b>Taxes</b>	\$29,976 annually
<b>Zoning</b>	Industrial
<b>Year Built / Renovated</b>	1990/1994
<b>Building Area</b>	29,311 SF Total 26,811 SF Warehouse 2,500 SF Office
<b>Lot Size</b>	3.6 acres
<b>HVAC</b>	Conditioned food production
<b>Electric</b>	600 Amp Three Phase 480/277
<b>Ceiling Heights</b>	22"
<b>Dock Doors</b>	Two (2) 8' x 8' dock high doors
<b>Drive in Doors</b>	One (1) drive-in doors
<b>Sprinklers</b>	Fully sprinklered
<b>Parking</b>	45+ spaces
<b>Refrigeration</b>	Refrigerated Space: 2,700 SF/59,400 Cubic Ft. Freezer Space: 6,600 SF/145,200 Cubic Ft. Blast Freezer: 408 SF/ 8,976 Cubic Ft.

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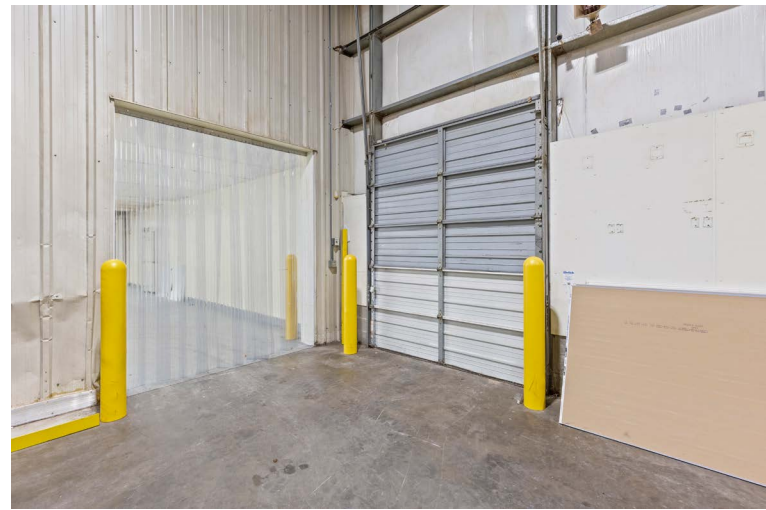
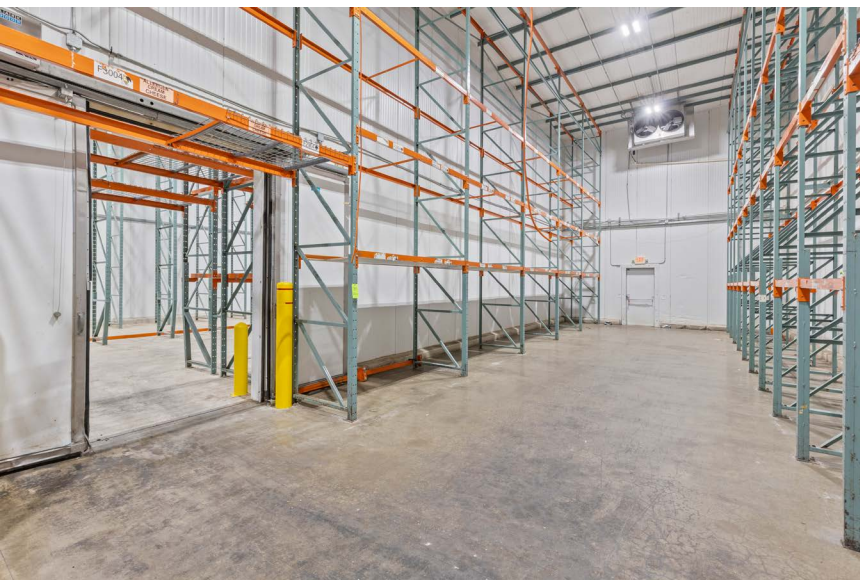
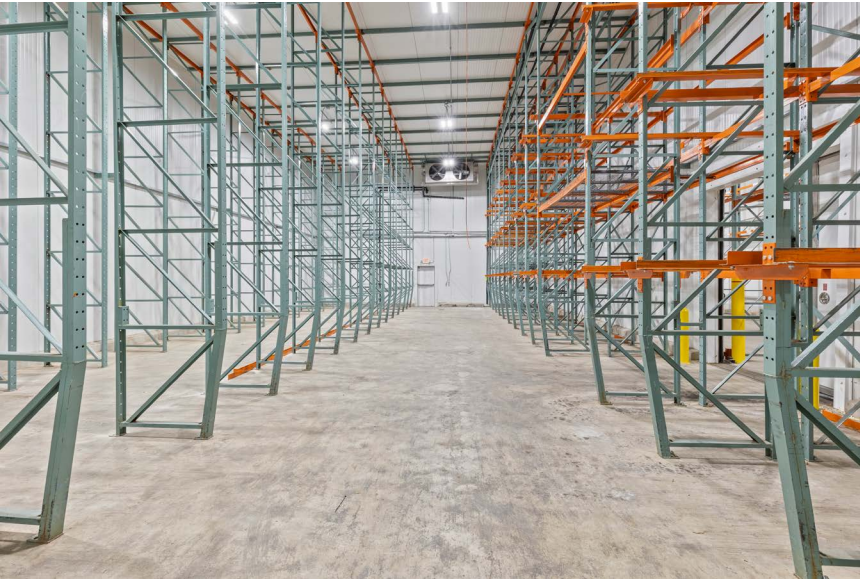
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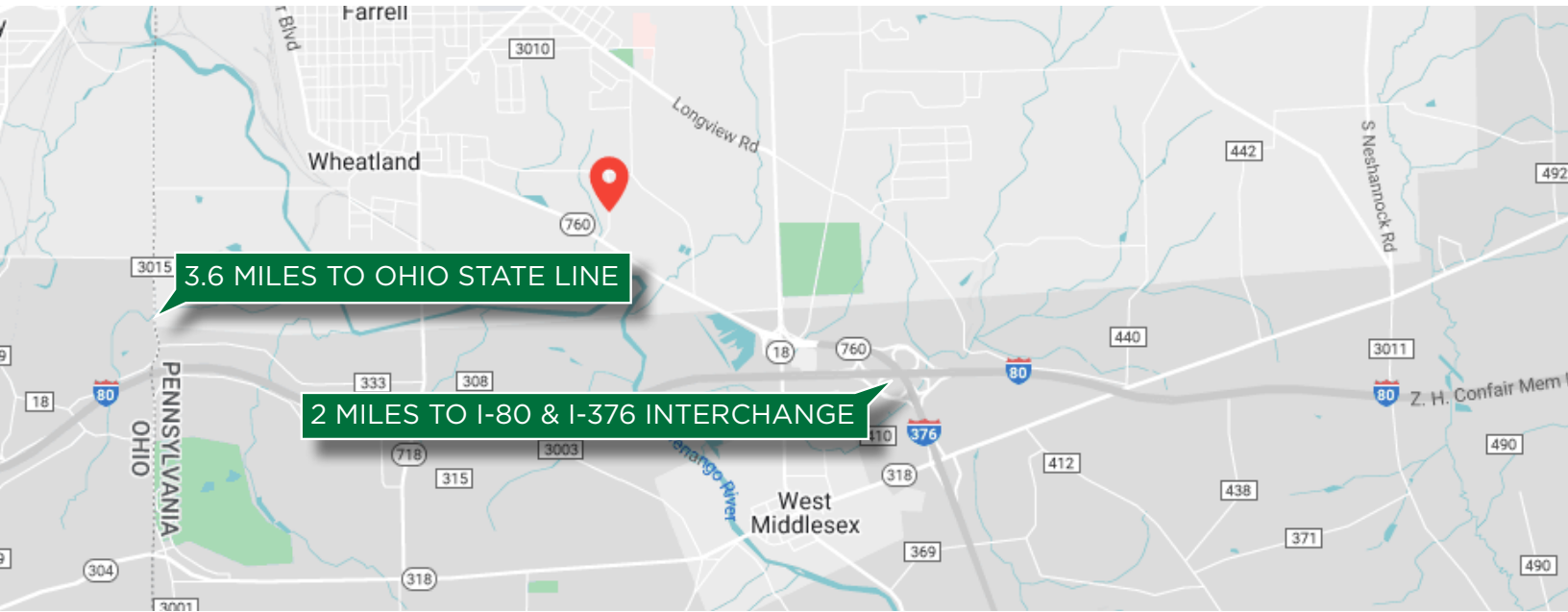
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