



**EXCEL STORAGE PRODUCTS, INC.
PA Route 447
Stroud Township
East Stroudsburg, Monroe County, PA**



SQUARE FOOTAGE BREAKDOWN: 45,000 square feet at 26' ceilings
63,400 square feet at 16' to 18' ceilings
7,000 square feet of finished area include offices
115,400 square foot industrial building.

LOT SIZE/PARKING: 6.91+/- Acres lot with a Land-to-building Ratio of 2.61:1. Parking for 50+ cars

DESCRIPTION: Steel, brick and masonry construction, single story building, 16', 18' and 26' clear height ceiling, built up rubberized membrane, and steel standing seam construction, slab on grade concrete floors. Gas fired forced hot air suspended blower unit in warehouse. Office area has central heating and air conditioning system. Minimum of 1000 ampere, 480 volt, 3-phase electric service. Served by tailgate and drive-in loading docks on the front of building and several overhead drive-in doors, public sewer and public water, Crane Serviced with two 10 ton overhead cranes, 100% wet sprinkler system

ZONING: Industrial District.

LOCATION: Within a four miles of the PA Route 447/I-80 Interchange.

SALE PRICE: \$2,975,000.00 **"PRICE REDUCED"**

INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED

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