



Property Highlights

- 260,703+/- SF former beverage facility
- 17.84+/- acre site
- Some equipment in place, and large stainless tanks remain
- Space includes:

Warehouse, food, beverage processing, or manufacturing Clear heights of 15½' - 21'

Office

Basement storage

Tank room

Fenced-in yard

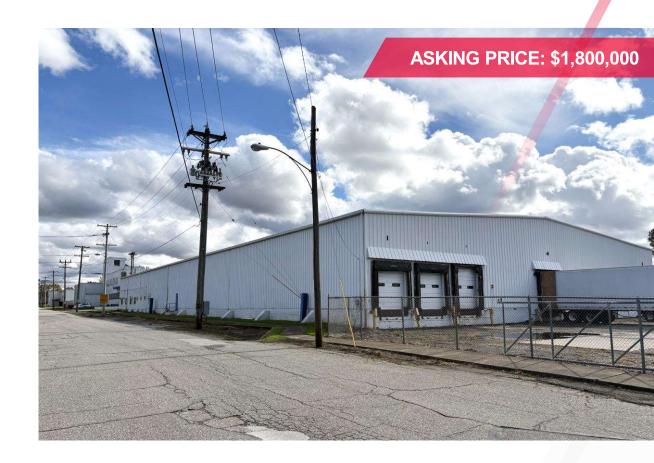
5 loading docks

Truck scale with out-building and much more

- Borders active rail line with old spur on the property
- Ideal facility for beverage production or conversion to other warehouse or manufacturing uses

Location Highlights

- Located just off I-90
- Strategic access from Erie, PA to several Great Lakes Region Metro Areas



Contact

MICHAEL J. MANZARI, CCIM, SIOR Real Estate Broker, NY & PA +1 607 937 9720 Ext. 301 mmanzari@pyramidbrokerage.com DAVID SCHILLER, SIOR Associate Real Estate Broker +1 716 852 7500 Ext 111 dschiller@pyramidbrokerage.com CHARLES KOLBER
Real Estate Salesperson
+1 716 852 7500
ckolber@pyramidbrokerage.com

8 Denison Parkway East, Suite 401 Corning, New York 14830 +1 607 937 9720 pyramidbrokerage.com

FOR SALE 63 Wall Street I North East, PA





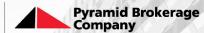






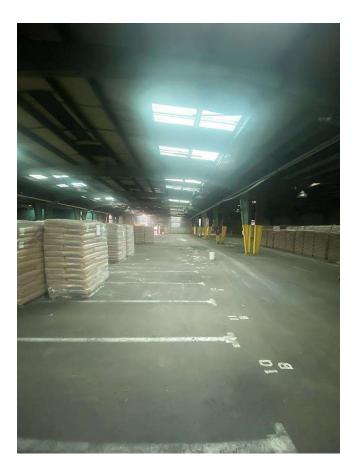
FOR SALE 63 Wall Street I North East, PA











FOR SALE 63 Wall Street I North East, PA





Location strategically services key Great Lakes Metro areas

Drive Times:

Pittsburgh, PA: 2hrs. 10 mins. Buffalo, NY: 1 hr. 20 mins. Cleveland, OH: 1 hr. 50 mins. Toronto, Canada: 3 hrs. 30 mins. Jamestown, NY: 45 mins.

