

RAIL SERVED

# 1 AMERICAN WAY

SHARON, PA 16146

**FOR SALE**



**6.32 ACRES**

**90,744 SF**

**CRANE-SERVED MANUFACTURING FACILITY**

**EVAN CICIRELLO, SIOR**

Senior Director

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# BUILDING SPECS

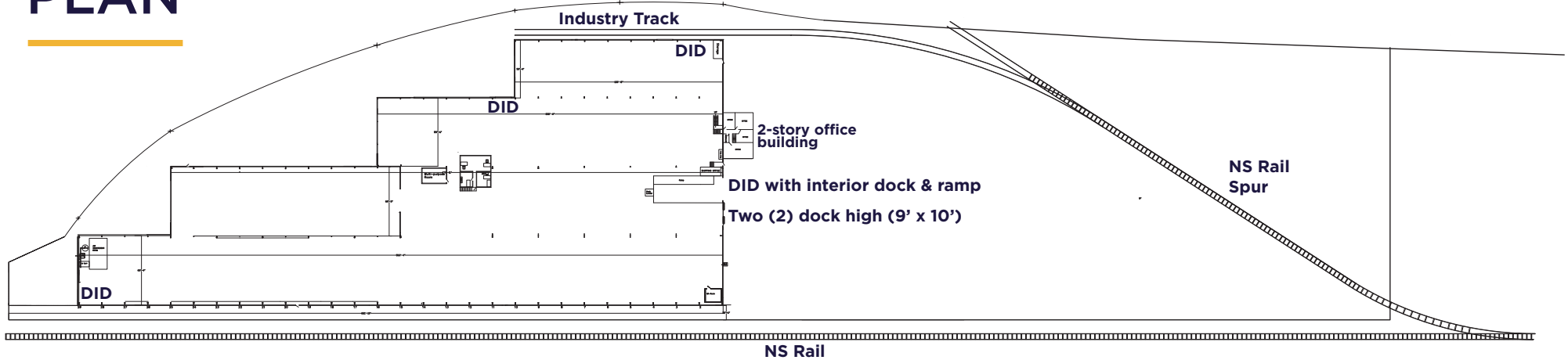
## Crane-Served Manufacturing Facility w/Rail Spur (NS)

<b>Site:</b>	6.32 Acres
<b>Parcels:</b>	2 P 48.1A1 (4.99 Acres) 2 O 48.1A (1.33 Acres)
<b>Total Building SF:</b>	90,744 SF
<b>Office SF:</b>	3,000 SF (2-stories)
<b>Construction Type:</b>	Masonry Block and Metal
<b>Ceiling Height:</b>	19'5" - 20'
<b>Dock High Doors:</b>	Two (2) 9' x 10'; One (1) Interior w/pit leveler
<b>Drive-ins:</b>	One (1) 20' x 14' Two (2) 10' x 10' Two (2) 14' x 14'
<b>Electric:</b>	1200 Amp / 480/277V / 3-phase
<b>Water/Sewer:</b>	Public
<b>Overhead Cranes:</b>	Three (3) 5-Ton One (1) 3-Ton Two (2) 2-Ton One (1) 2½-Ton One (1) ½-Ton Approx. 57' span / 13-14" under hook
<b>Outdoor Storage:</b>	Approx. 3 acres
<b>Rail Access:</b>	Rail Spur into the Property (NS)



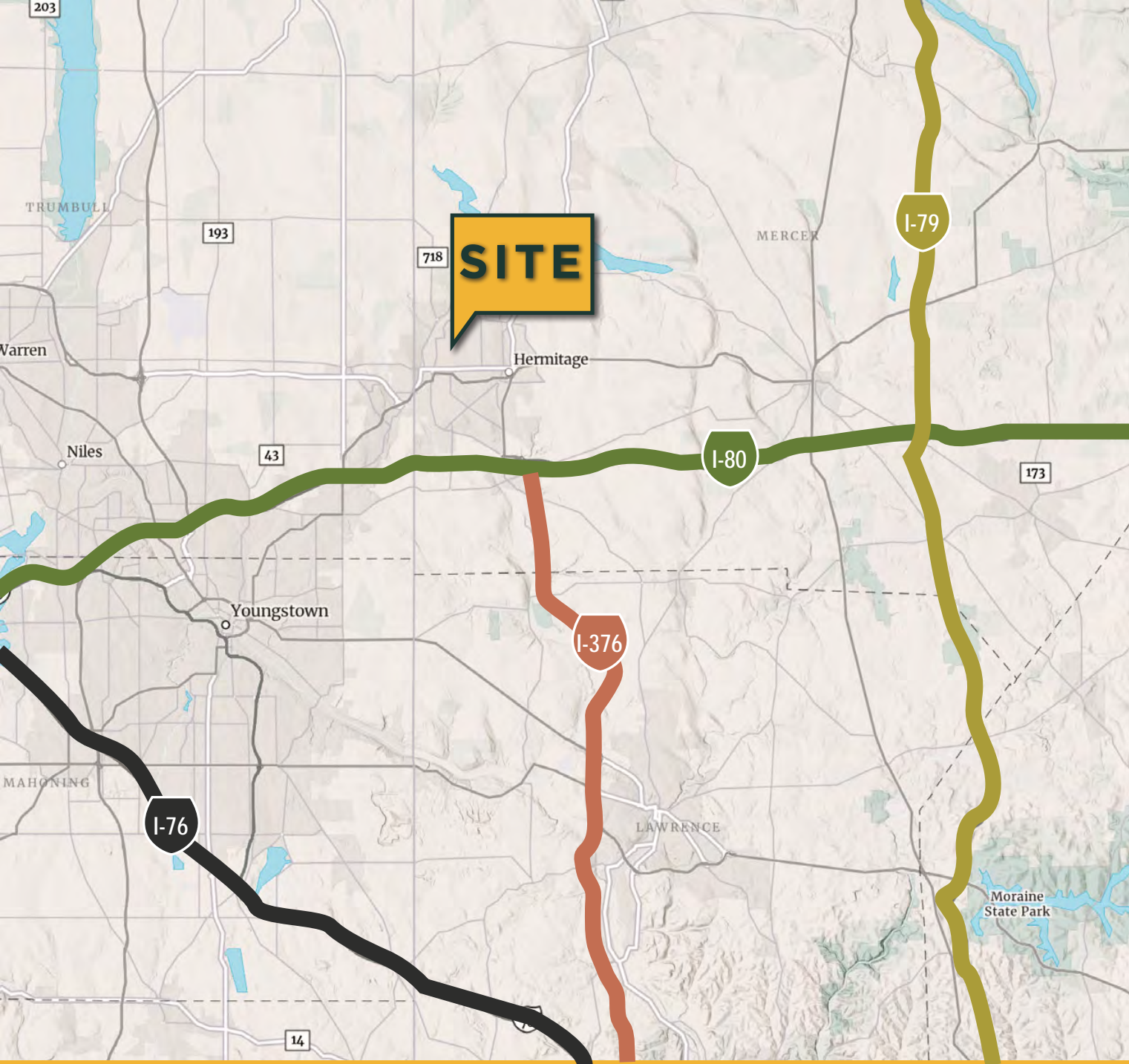


# SITE PLAN



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# LOCATION MAP

## State Game ACCESS TO INTERSTATES

- 5 miles to 
- 5 miles to 
- 25 miles to 
- 65 miles to 

State Game  
Lands 095

## NEARBY CITIES

- Youngstown 15 miles
- Akron 60 miles
- Pittsburgh 70 miles
- Cleveland 75 miles
- Erie 90 miles

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FOR MORE INFORMATION, CONTACT:

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**CUSHMAN &  
WAKEFIELD**