



AVAILABLE Q1 2026 | **411,728 SF**
891 BEAVER DR | **DUBOIS, PA**

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PROPERTY DETAILS

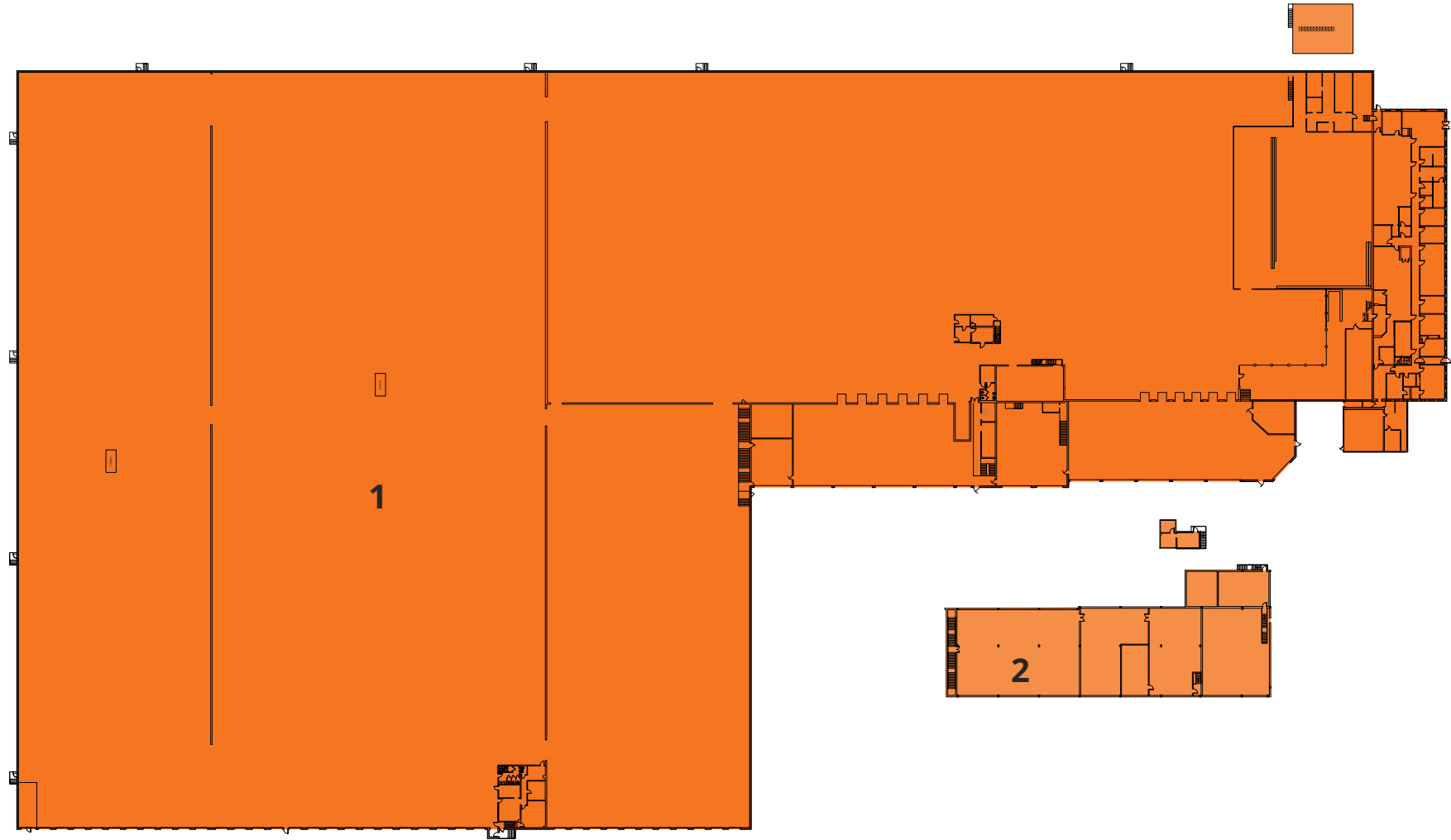
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AVAILABLE SPACE	411,728 SF (Available Q1 2026)
OFFICE SPACE	20,090 SF
YEAR BUILT	1961 with Additions in 1968, 1969, 1973, 1979
CLEAR HEIGHT	22' - 26'
DOCK DOORS	23 Covered 36 Uncovered
SUPERSTRUCTURE	Steel-framed
WALLS	Masonry
FLOOR	6" - 8"
ROOF	TPO (Replacement in Progress)
FIRE SAFETY	Wet Sprinkler System
POWER	2,400 Amps 277/480 Volt 3 Phase
LAND AREA	25.33 Acres
PARKING	344 Car 75 Trailer
ZONING	IP-1 Industrial Park/Transitional
PARCEL ID	007-3-032-000-11020
OPEX ESTIMATE	\$1.11/SF

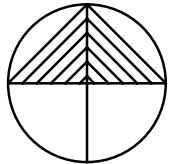


FLOOR PLAN

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NUMBER	SPACE DESIGNATION	CLEAR HEIGHT	LOADING DOCKS	SQUARE FEET
1	FIRST FLOOR	22' - 26'	59	394,662 SF
2	SECOND FLOOR	TBD	N/A	17,066 SF
TOTAL				411,728 SF



LOCATION MAP

891 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

