



FOR LEASE | **282,786 SF**
325 BUFFALO STREET | **FRANKLIN, PA**

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PROPERTY HIGHLIGHTS



THREE GENERATORS:
45KW, 30KW, & 7.5KW



**FOUR INGERSOLL RAND AIR
COMPRESSORS**



**LOCATED IN
OPPORTUNITY ZONE**

**POWER: 4160V, 2300V,
480V, 277V, 120V
SUBSTATION SUPPLIES
34.5KV AT TWO
INCOMING
LOCATIONS WHICH
FEEDS TWO MAIN
INTERNAL
SUBSTATIONS
& NUMEROUS
TRANSFORMERS**



**CLEAR HEIGHTS:
MAIN PLANT UP TO
28' | WAREHOUSE
UP TO 44'**



PROPERTY DETAILS

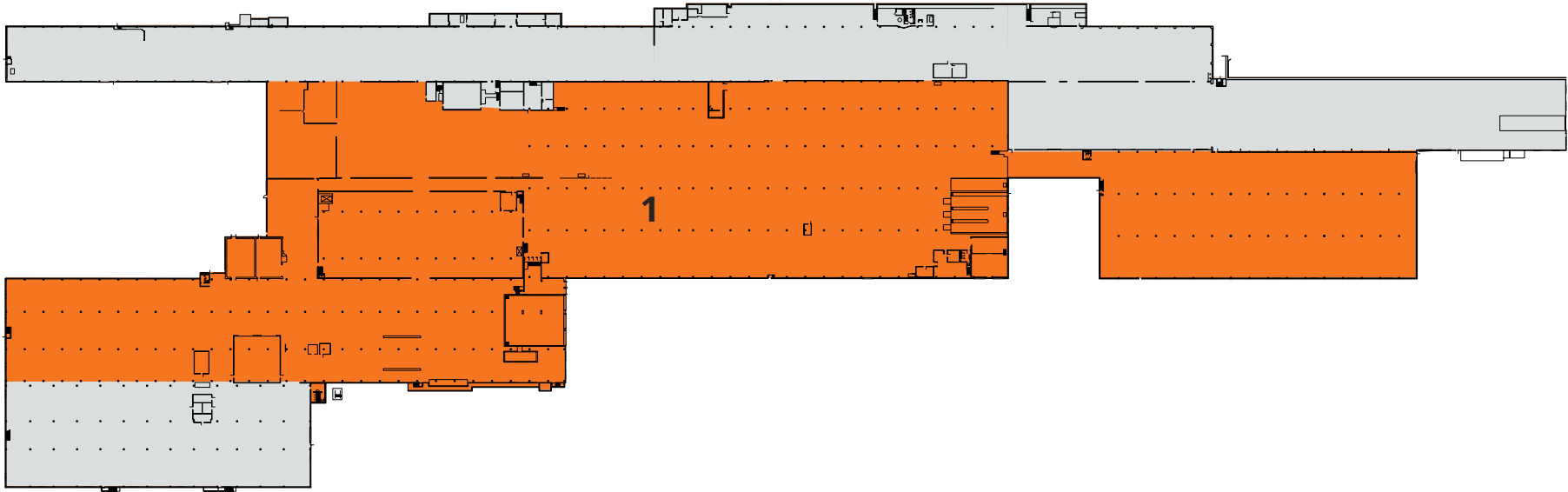
325 BUFFALO STREET | FRANKLIN, PA

AVAILABLE SPACE	282,786 SF
OFFICE SPACE	+/-16,000 SF
DOCK DOORS	7
DRIVE-IN DOORS	10
CLEAR HEIGHT	Main Plant up to 28' Warehouse up to 44'
WALLS	Insulated Metal Panel
FLOORS	8" - 12" Reinforced Concrete
YEAR BUILT	1970 - 1981
FIRE SUPPRESSION	100% Wet System
LIGHTING	T-5 Fluorescent
CRANES	42 OH Cranes: (4) 4-ton, (2) 7.5-ton, (10) 20-ton, (1) 40-ton, (11) 5-ton, (8) 10-ton, (6) 30-ton Jib Cranes up to 2-ton Capacity
WATER	Supplied by City of Franklin 250,000-gallon Reservoir Tank behind Building for Suppression Support
POWER	4160V, 2300V, 480V, 277V, 120V Substation Supplies 34.5KV at Two Incoming Locations which Feeds Two Main Internal Substations & Numerous Transformers
PARKING	525 Surface Spots on 2 Main Lots
LAND AREA	47.05 Acres
ZONING	IN-Industrial
PARCEL ID	10-103-001-000
OPEX ESTIMATE	\$0.57/SF



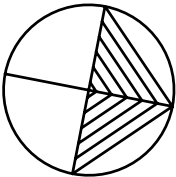
FLOOR PLAN

325 BUFFALO STREET | FRANKLIN, PA



NUMBER	SPACE DESIGNATION	SQUARE FEET
1	AVAILABLE	282,786 SF

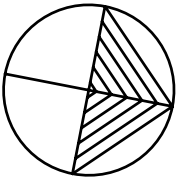
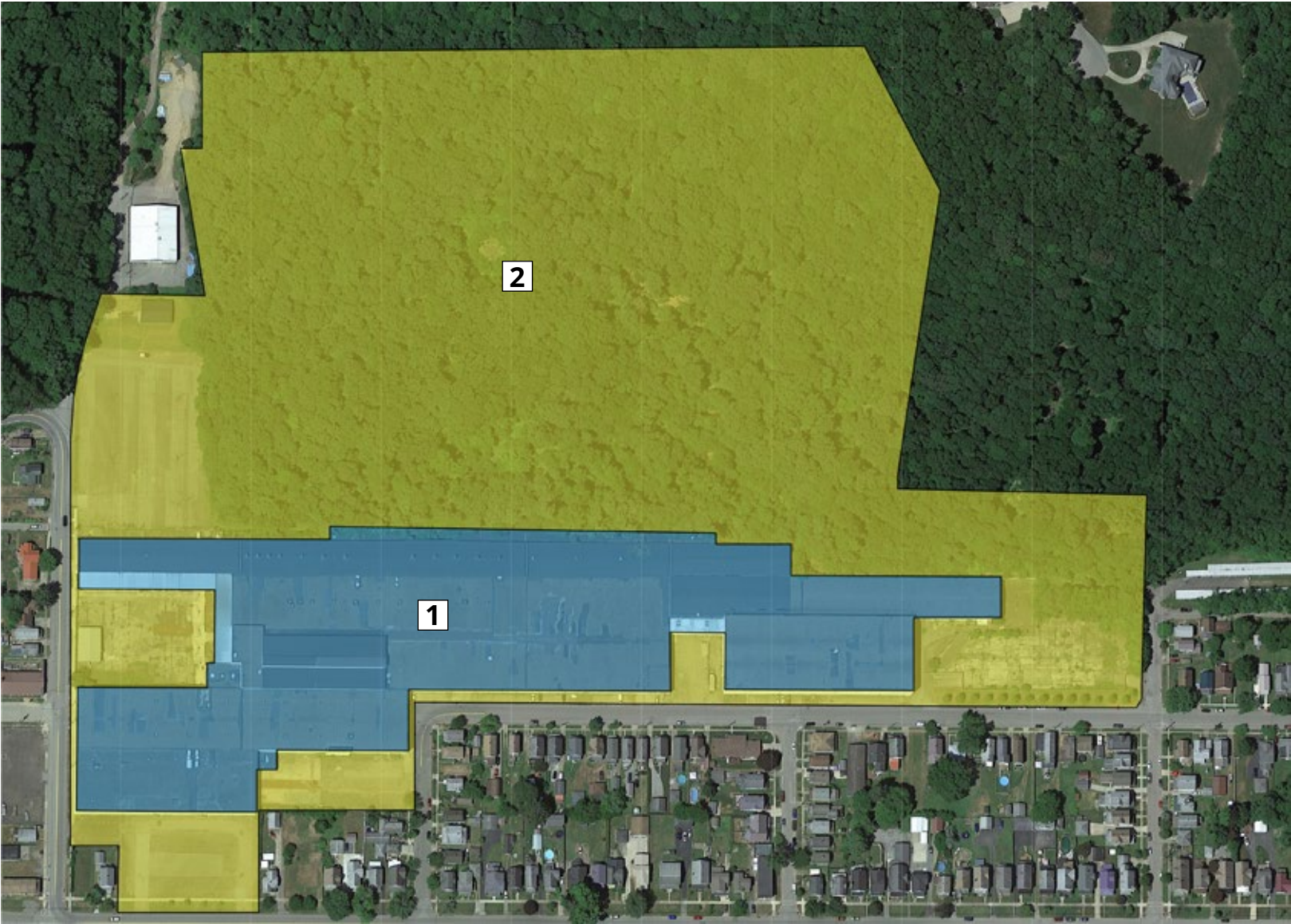
VIEW A VIDEO OF THIS PROPERTY



SITE PLAN

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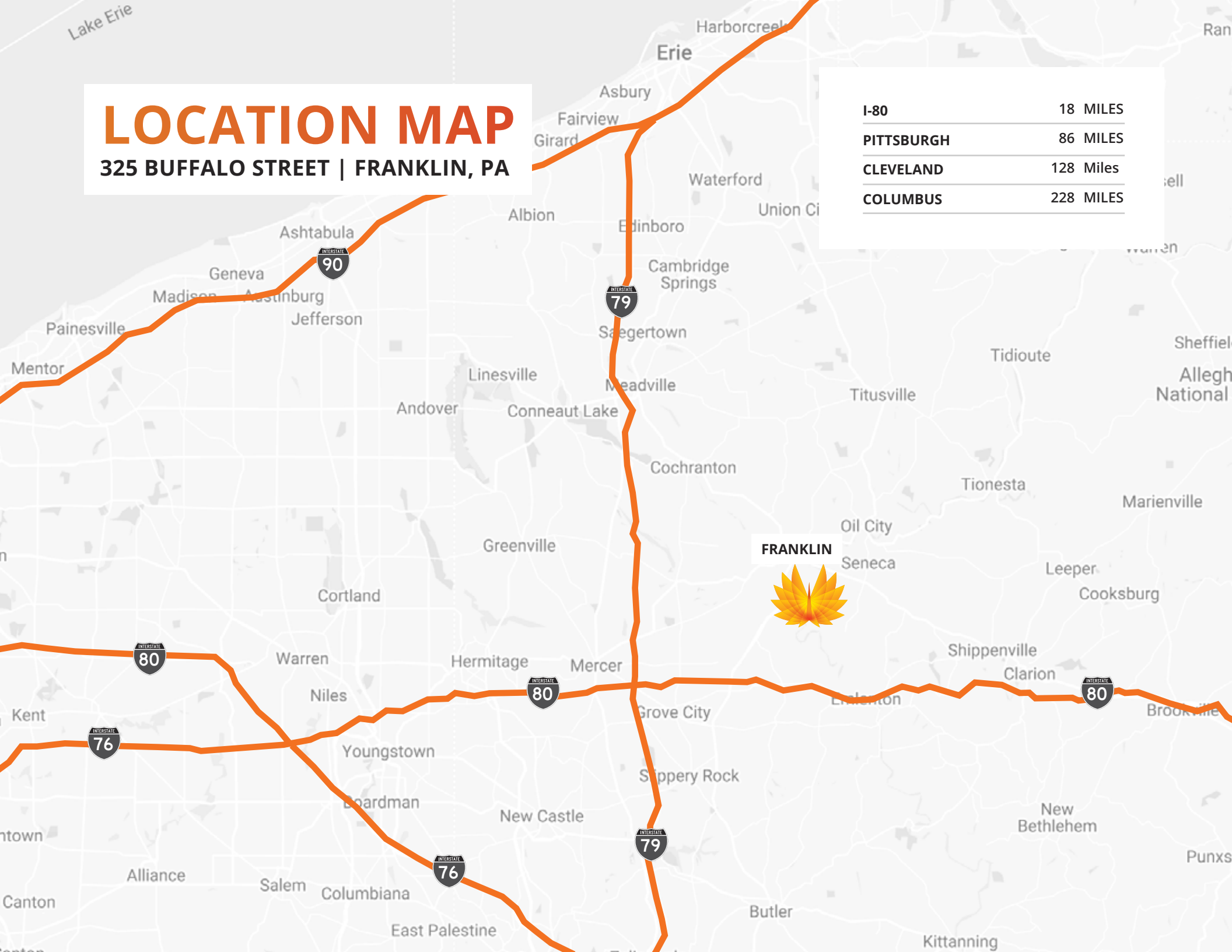
NUMBER	SPACE DESIGNATION	SQUARE FEET
1	BUILDING	459,486 SF
2	LOT	47.05 ACRES



LOCATION MAP

325 BUFFALO STREET | FRANKLIN, PA

I-80	18 MILES
PITTSBURGH	86 MILES
CLEVELAND	128 Miles
COLUMBUS	228 MILES





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