



FOR LEASE | **208,517 SF** **835 WASHINGTON ST** | **ST. MARYS, PA**

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PHOENIX
INVESTORS

Opportunity. Execution. Value Creation.



PROPERTY HIGHLIGHTS



**LARGEST AVAILABLE
WAREHOUSE SPACE
IN ELK COUNTY, PA**



**SEPARATE DOCK AREAS
ALLOW FOR DEMISING**



**24' 8" CLEAR
HEIGHTS**



**AMPLE POWER FOR
MULTIPLE USES**



**RECENTLY
RENOVATED**



**IMMEDIATE
AVAILABILITY**



PROPERTY DETAILS

835 WASHINGTON ST | ST. MARYS, PA

AVAILABLE SPACE	208,517 SF
MINIMUM DIVISIBLE	34,473 SF Warehouse 4,815 SF Office
WAREHOUSE SPACE	191,418 SF
OFFICE SPACE	17,099 SF
FLOORS	3
ELEVATORS	1 Freight Elevator
DOCK DOORS	17
DRIVE-INS	1 Grade Level
CLEAR HEIGHT	14' 6" - 30'
COLUMN WIDTH/DEPTH	20' x 50'
ROOF	Flat, Rubber Membrane
WALLS	Brick, Block, Insulated Metal Panels
FLOORS	8" Concrete (Some Wood Floors Above Lower Level Offices)
YEAR BUILT	1953 - 1971
YEAR RENOVATED	2024
FIRE SUPPRESSION	100% Wet
LIGHTING	Fluorescent
POWER	Heavy Power Provided by First Energy/West Penn Power
PARKING	211 Vehicle Spaces; Ample Truck and Trailer Parking
LAND AREA	38.68 Acres
RAIL	Previously Rail Served, Spur Was Removed
ZONING	L-I Limited Industrial District
PARCEL ID	13-13-011-7219/001551 13-13-011-7279/001553 13-13-189-9583/002272
OPEX ESTIMATE	\$0.85/SF



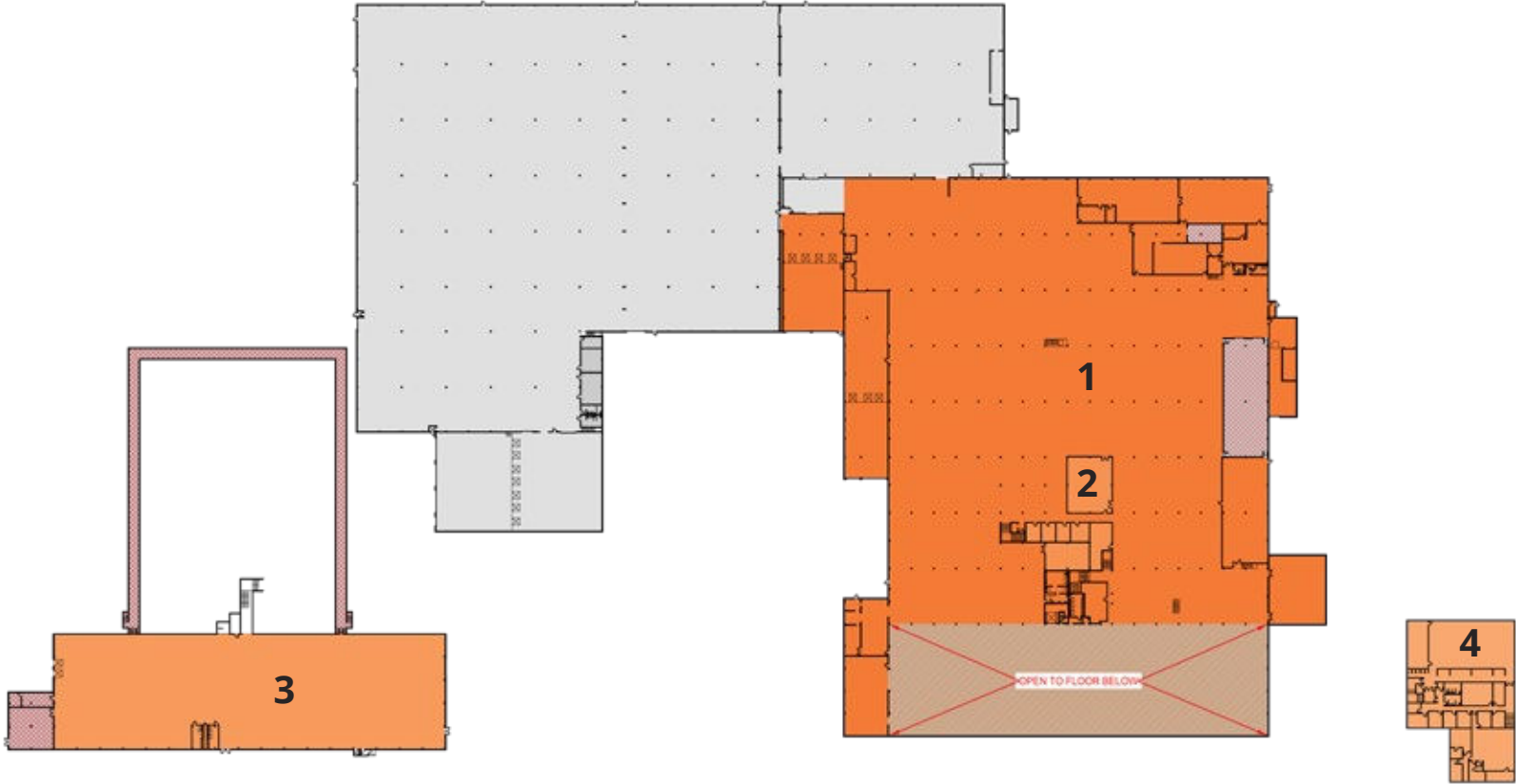
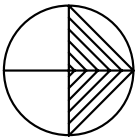
FLOOR PLAN

835 WASHINGTON ST | ST. MARYS, PA

VIEW A VIDEO OF THIS PROPERTY

BEFORE & AFTER

NUMBER	SPACE DESIGNATION	CLEAR HEIGHT	OH DOORS	LOADING DOCKS	SQUARE FEET
1	WAREHOUSE 1	14' 6" - 18' 6"	N/A	8	156,945 SF
2	WAREHOUSE 1 OFFICES	N/A	N/A	N/A	4,815 SF
3	LOWER LEVEL	30'	1	2	34,473 SF
4	UPPER LEVEL OFFICES	N/A	N/A	N/A	12,284 SF
TOTAL					208,517 SF



LOCATION MAP

835 WASHINGTON ST | ST. MARYS, PA

PITTSBURGH	120 MILES
BUFFALO	140 MILES
PHILADELPHIA	270 MILES

Major market areas along with the eastern seaboard and the Great Lakes are easily accessible by Interstate 80, which is located 30 miles to the south.

US Route 219 and PA route 225 provide north/south highway access.

