



AVAILABLE Q1 2026 | **202,800 SF**
851 BEAVER DR | **DUBOIS, PA**

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PROPERTY DETAILS

851 BEAVER DR | DUBOIS, PA

AVAILABLE SPACE	202,800 SF (Available Q1 2026)
COOLER SPACE	126,000 SF (+/- 34 - 40°F)
FREEZER SPACE	66,000 SF (+/- 0 - 10°F)
OFFICE SPACE	7,300 SF
YEAR BUILT	1988
CLEAR HEIGHT	35'
DOCK DOORS	43
OH DOORS	1
SUPERSTRUCTURE	Steel-framed
WALLS	Masonry
FLOOR	6" - 8"
ROOF	TPO (Replacement in Progress)
FIRE SAFETY	Dry Sprinkler System
POWER	3,000 Amps 277/480 Volts 3 Phase
LAND AREA	30.38 Acres
PARKING	96 Car 146 Trailer
ZONING	IP-1 Industrial Park/Transitional
PARCEL ID	007-3-031-000-10610
OPEX ESTIMATE	\$1.72/SF



PROPERTY HIGHLIGHTS



FREEZER SPACE: +/- 0 - 10°F
COOLER SPACE: +/- 34 - 40°F

LOCATION MAP

851 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

