

FOR LEASE OR SALE

851 BEAVER DR | 205,087 SF DUBOIS, PA

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PROPERTY HIGHLIGHTS

FREEZER SPACE:
-10 TO 0°F
COOLER SPACE:
34 TO 40°F

POTENTIAL FOR RAIL BPRR RAIL LINE RUNS ADJACENT TO NORTH SIDE OF THE PROPERTY

43 DOCK DOORS

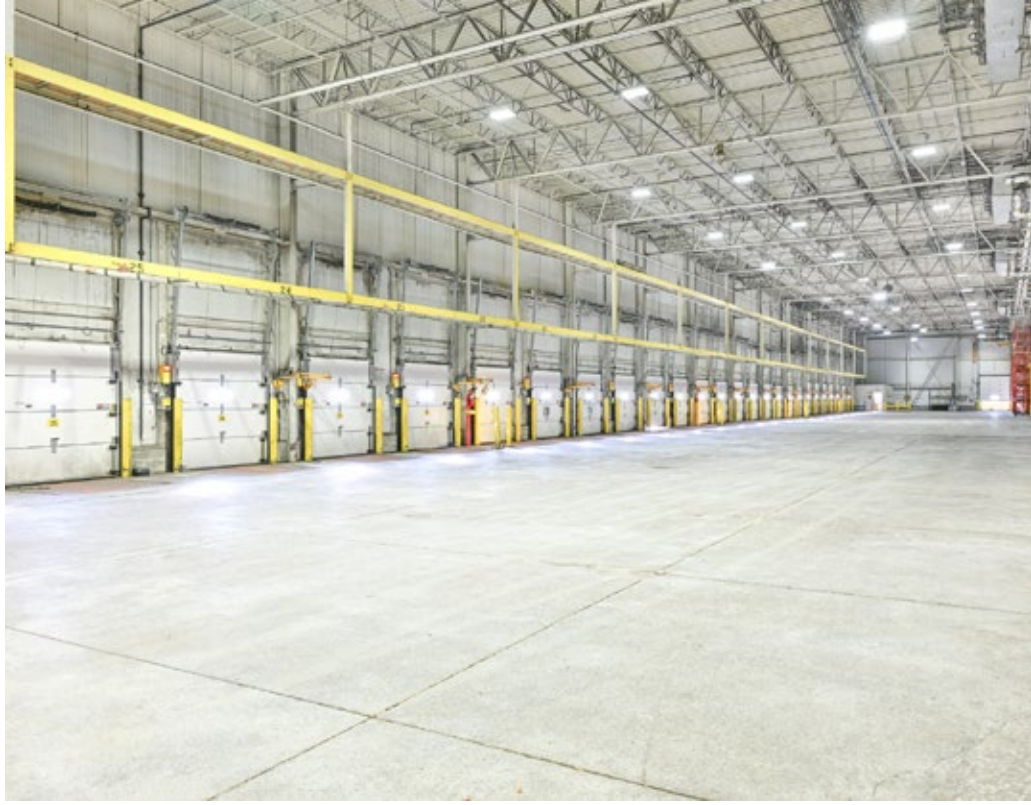
CLEAR HEIGHTS UP TO 35’

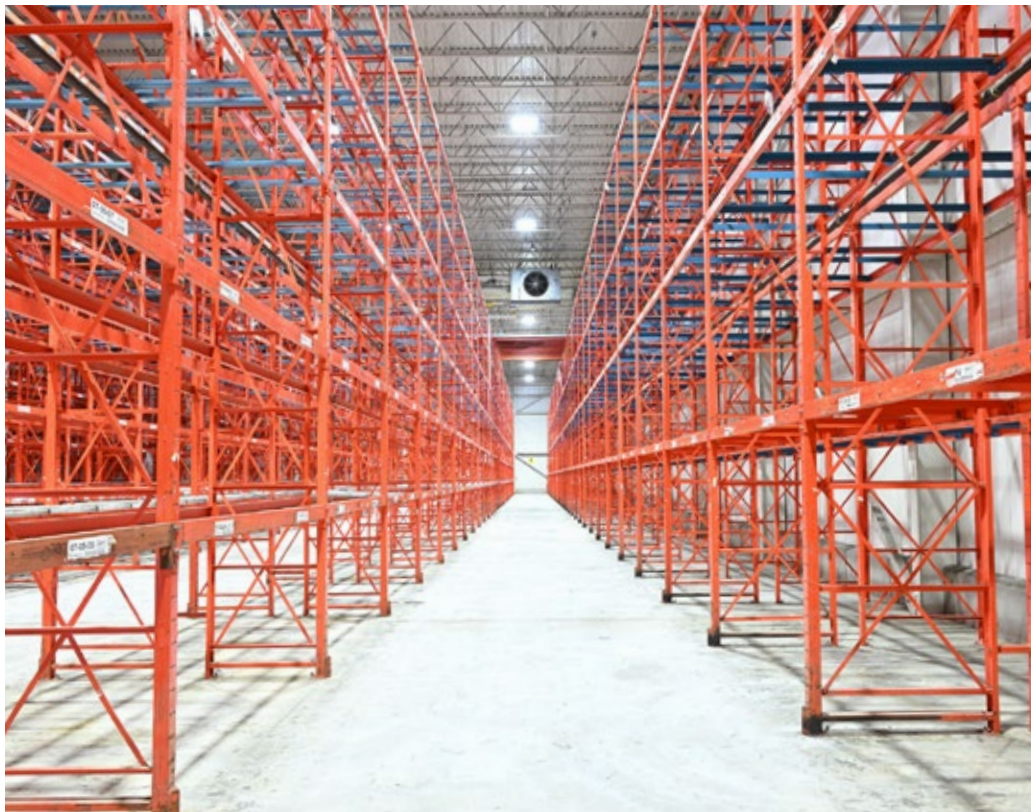


PROPERTY DETAILS

851 BEAVER DR | DUBOIS, PA

AVAILABLE SPACE	205,087 SF
COOLER SPACE	126,000 SF (34 to 40°F)
FREEZER SPACE	66,000 SF (-10 to 0°F)
OFFICE SPACE	7,300 SF
YEAR BUILT	1988
CLEAR HEIGHT	35'
DOCK DOORS	43
GRADE-LEVEL DRIVE-IN 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**

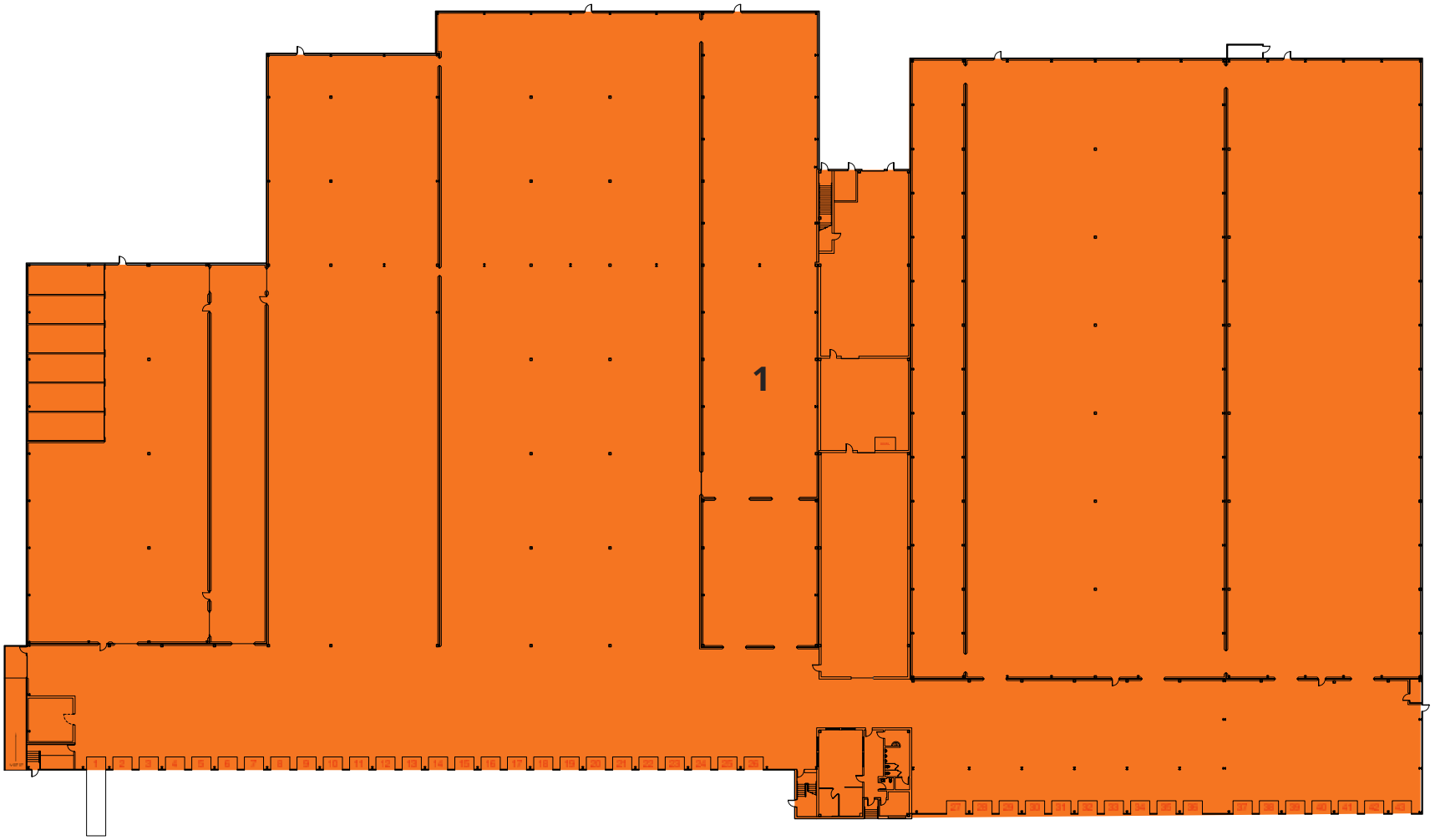




FLOOR PLAN

851 BEAVER DR | DUBOIS, PA

VIEW A MATTERPORT WALK-THROUGH

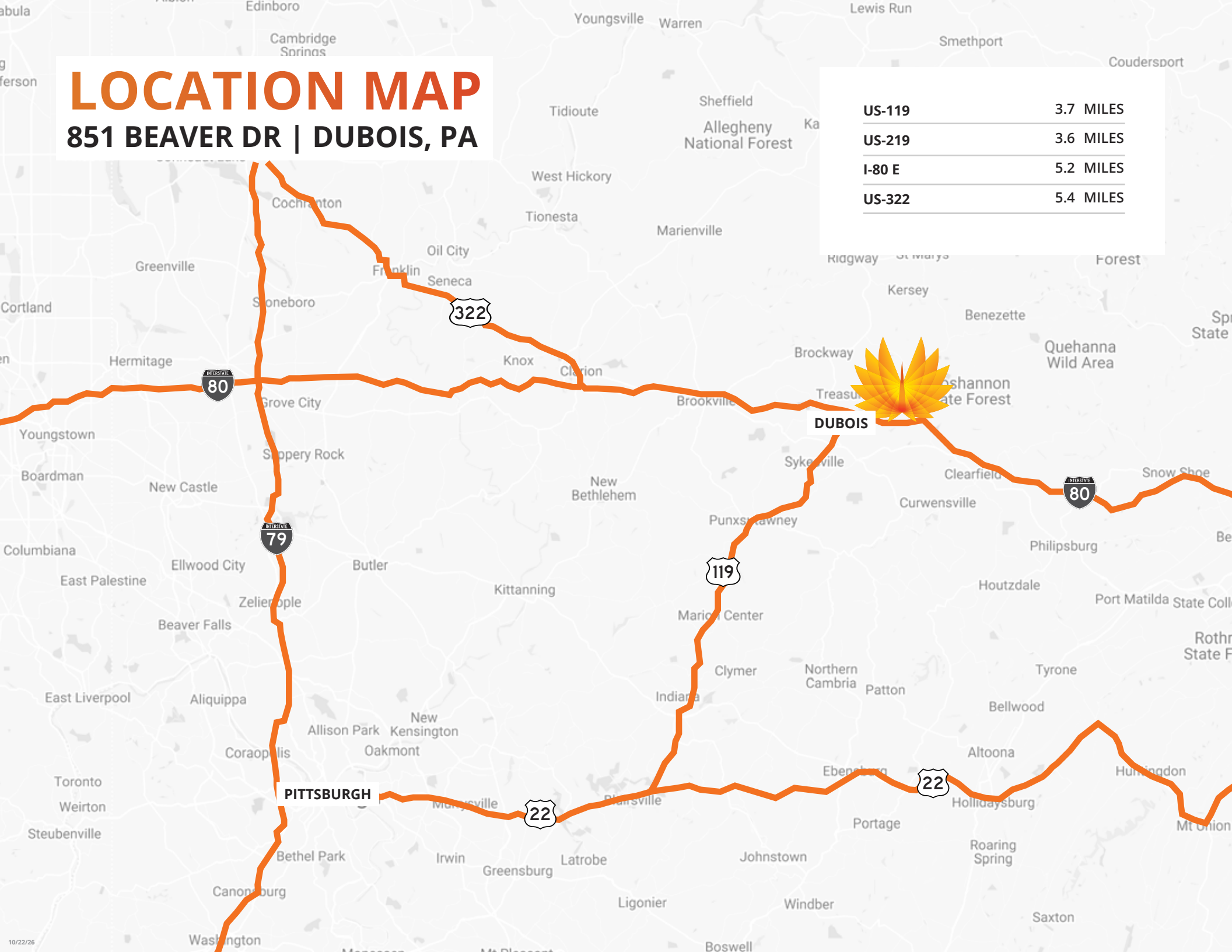


NUMBER	SPACE DESIGNATION	CLEAR HEIGHT	DOCK DOORS	DRIVE-IN DOORS	SQUARE FEET
1	COLD STORAGE WAREHOUSE	35'	43	1	205,087 SF
TOTAL					**205,087 SF**

VIEW A VIDEO OF THIS PROPERTY

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

10/22/26