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BUFFALO STREET

FRANKLIN, PA 16323
VENANGO COUNTY

FOR SALE

CRANED INDUSTRIAL FACILITY

- **465,000₊ SQUARE FEET**
- **47.05₊ ACRES**

OPPORTUNITY ZONE
TAX INCENTIVE

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CBRE, Inc.
US Steel Tower
600 Grant Street, Suite 4800
Pittsburgh, PA 15219 | cbre.com

CBRE

PROPERTY SPECIFICS

CRANES

- 42 overhead cranes, up to 40-ton capacity: (4) 4-ton (11) 5-ton (2) 7.5-ton (8) 10-ton (10) 20-ton (6) 30-ton (1) 40-ton
- Jib cranes up to 2-ton capacity

CONSTRUCTION

- 8"-12" reinforced concrete floors
- Insulated metal panel walls
- Steel columns

CEILING HEIGHTS

- Main plant up to 28'
- Warehouse up to 44' clear

LIGHTING

- T-5 Fluorescent

POWER

- Substation supplies 34.5 KV at two incoming locations which feeds two main internal substations that feed secondary substations and numerous transformers
- Usable voltage is 4160V, 2300V, 480V, 277V, 120V

GENERATORS

- Three (3): 45 kW, 30 kW, and 7.5 kW

AIR COMPRESSORS

- Four (4) Ingersoll Rand air compressors
 - Two (2) 200-hp screw compressors delivering 865 cfm each
 - Two (2) 150-hp screw compressors delivering 670 cfm each

HEAT

- Plant utilizes gas radiant heaters
- Offices have gas forced-air systems

WATER

- Supplied by City of Franklin - Used for potable and fire suppression
- 250,000-gallon reservoir tank behind building for suppression support

OFFICE FEATURES

- 17,000 SF± of general office space located in several locations throughout the plant

TRUCK LOADING

- Seven (7) interior truck docks
- Ten (10) overhead grade doors with varied dimensions up to 18' x 14'

SPRINKLER

- 100% wet system



UTILITIES

- Power provided by Penelec
- Water & sewer supplied by the City of Franklin
- Gas supplied by National Fuel Gas

PARKING

- Parking for 525 vehicles on 2 main lots

TOILET FACILITIES

- 17 restrooms located throughout plant

DATE OF CONSTRUCTION

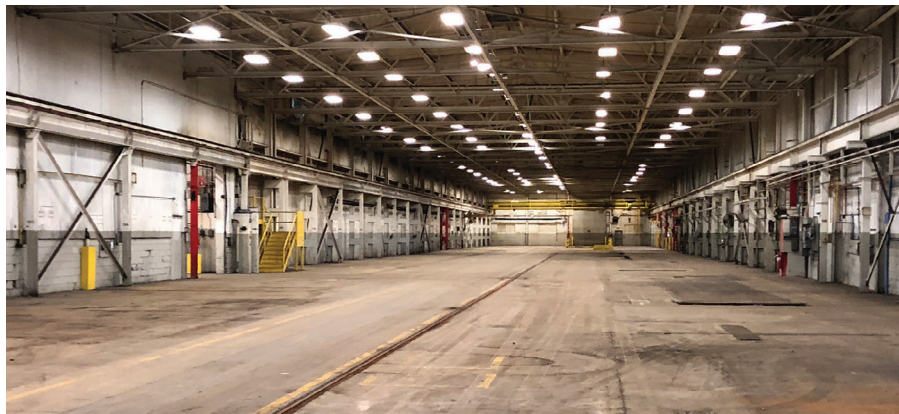
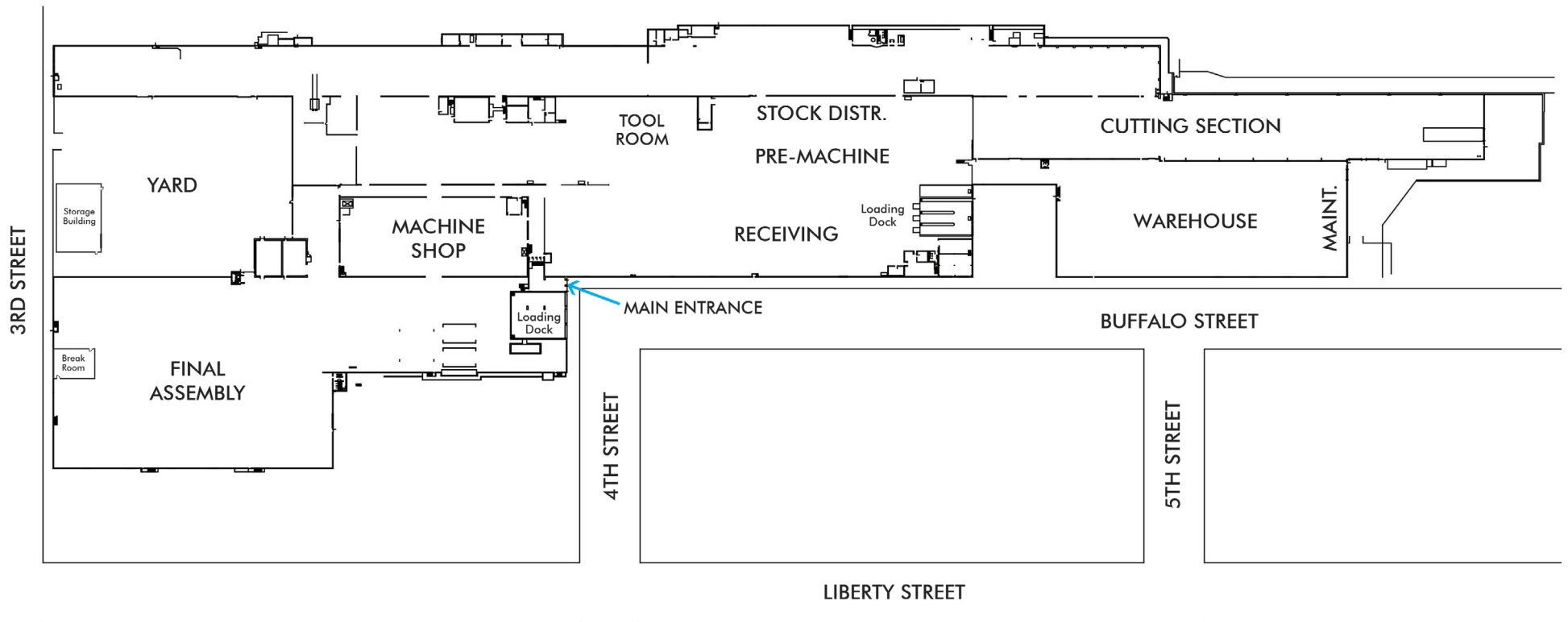
- 1970, 1981 (continual updates)

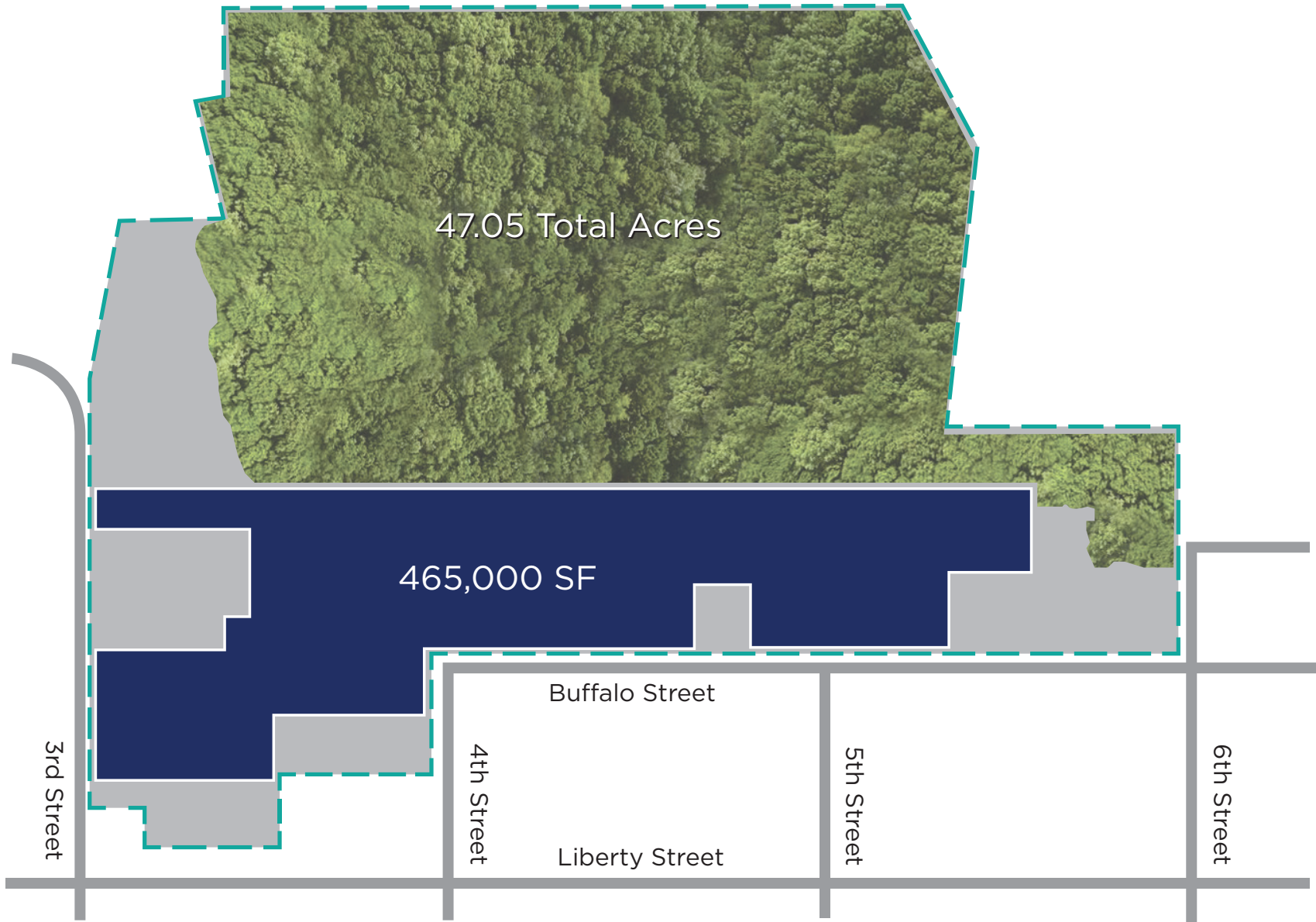
ZONING

- IN - Industrial

TAXES

- \$107,949.15



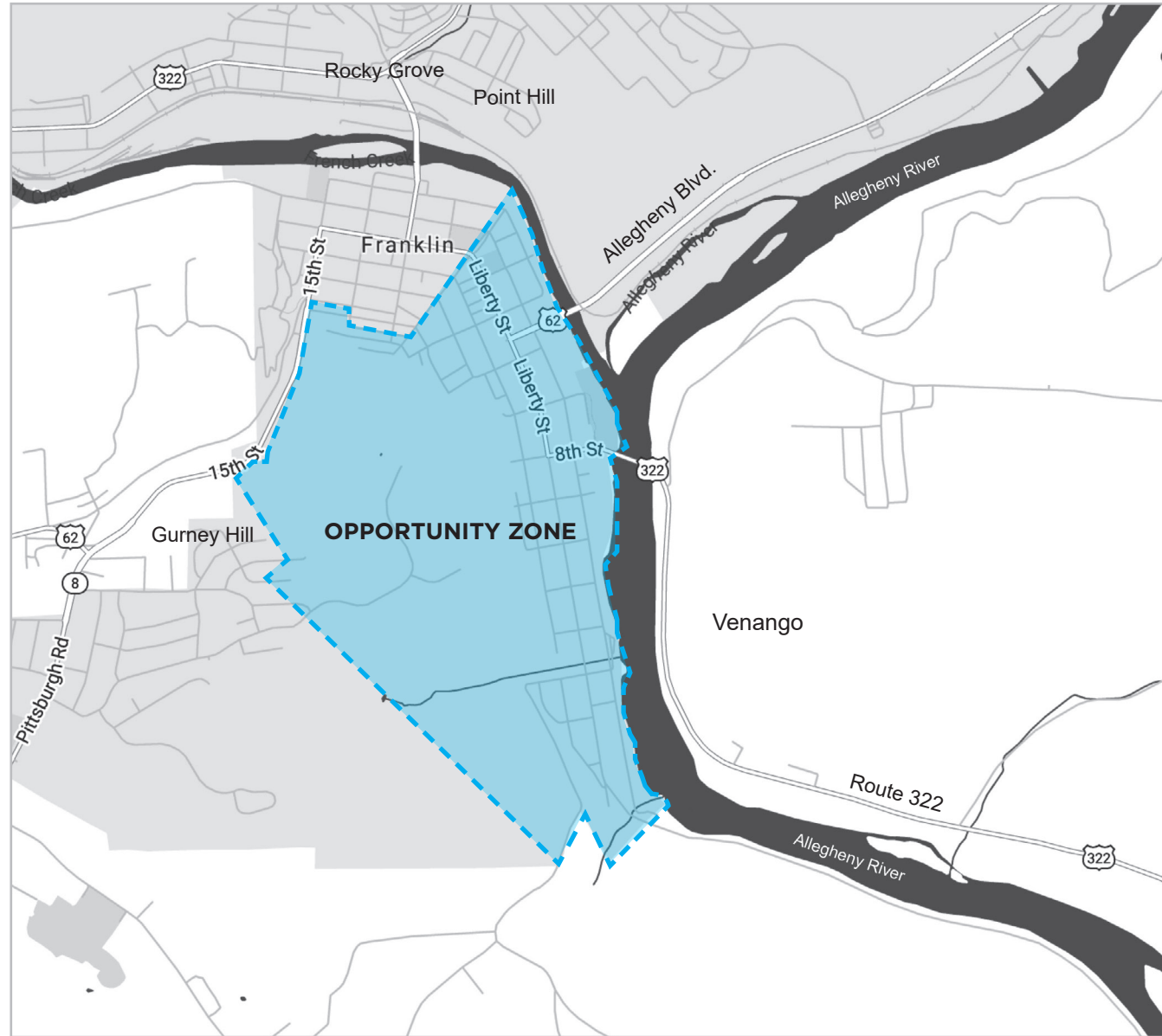


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OPPORTUNITY ZONE

Opportunity Zones are a new community development program established by Congress in the Tax Cuts and Jobs Act of 2017 to encourage long-term investments in low-income urban and rural communities nationwide. The Opportunity Zones program provides a tax incentive for investors to reinvest their unrealized capital gains into Opportunity Funds that are dedicated to investing into Opportunity Zones designated by the chief executives of every U.S. state and territory.

For more information, visit:
<https://eig.org/opportunityzones>



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www.cbre.com/pittsburgh

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- Frontage on Buffalo Street, 6th Street, 4th Street, 3rd Street, and Liberty Street
- Located 16 miles north of Interstate 80, 20 miles east of Interstate 79, 66 miles from Erie, & 72 miles from Pittsburgh

