



**279 Industrial Park Road**  
SOMERSET, PA

**Phone:**  
**814-535-8675**



**ADDRESS:** 279 Industrial Park Road  
Somerset, PA 155501  
[\(Map\)](#)

**COUNTY:** Somerset

**BLDG. SIZE:** 24,000 Sq. Ft.

**LOT SIZE:** 5 Acres

**Property Description**

YEAR BUILT:	1970	RAIL:	No
QUALITY:	Good - Excellent Steel Frame	GAS:	Columbia Gas
OFFICE SQ.FT.:	1,620 sq. ft. 18,817 sq. ft. - warehouse	WATER:	Somerset Borough
ROOF:	Asphalt - Steel	SEWER:	Somerset Borough
FLOORS:	Cement, Tile, Asphalt	POWER:	Penelec
WALLS:	Concrete Block	HEAT:	Gas fired Reznor Heaters
CEILING:	Steel - Up to 16'	AIR CONDITIONING:	Yes - in offices
ELEVATOR:	No	MISCELLANEOUS:	Part of an Industrial Park
CRANES:	No	ZONING:	Light Industrial
LOADING DOCKS:	1+ rear and 2 side entries	PARKING:	Yes
MAJOR HIGHWAYS:	2 miles - Route 219 3.3 miles I-70/76 (PA Turnpike)	LAST USE:	
AIRPORT DISTANCE:	25 miles - Johnstown	EXTRAS:	

**Listing Information**

Asking Price:	\$495,000	Possession:	Immediate
Price per SF:	\$3.00/sq. ft. annual + Nets	Pricing Comments	
Listing Agent:	Mike or Lucas Boland, RMB Realty 814.444.9400 or email: <a href="mailto:info@rmbrealty.net">info@rmbrealty.net</a>		

**Johnstown Area Regional Industries \* 245 Market Street, Suite 200 \* Johnstown, PA 15901**  
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**COMMENTS:**

Located in Somerset County (PA) - 24,000 sq. ft. Light Industrial Facility with office space - Enclosed parking/storage field with 6' chain link security fence - Loading dock & at grade loading doors - Ceiling heights from 11' (office area) to 16' (main floor area) - 10,720 main bay area with 16' electric at-grade drive through garage doors - Room for possible building expansion - Great regional distribution and access potential - Convenient access to PA Turnpike (I-70/76) and Route 219. [www.rmbrealty.com](http://www.rmbrealty.com)