

# Gamesa

\$7,900,000

FOR SALE  
FOR LEASE

100 Commerce Drive  
Ebensburg, PA 15931  
Cambria County  
Cambria Township

Inquire Today at (814) 535-8675



## Property Description

- 164,939 Sq. Ft.
- Industrial building
- Light industrial zoning
- Built in 2006
- Excellent condition
- Electric - Penelec
- Water & Sewer provided by Ebensburg Borough

## Listing Information

- Immediate Possession
- For Sale/Lease
- Asking Price: \$7,900,000

Additional lot across from plant could be available. Ownership would consider selling additional acres with a leaseback for 5 years. Separate cooler and freezer rooms. Controlled ingress and egress.



All information provided is considered reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, without notice. No liability of any kind is to be imposed on the corporation herein.

**Listing Agent: James T. Belcher**  
Newmark Grubb Knight Frank  
610.755.6991 or [jbelcher@ngkf.com](mailto:jbelcher@ngkf.com)

# Ebensburg, PA

Available - 168,446 SF on 21.53 Acres + 7.80 Additional Acres



<b>Total SF:</b>	168,446 SF	<b>Roof:</b>	Pitched metal roof (2005)
<b>Site Size:</b>	21.53 + 7.8 Acres	<b>HVAC:</b>	Production area-air conditioned
<b>Basic Dimensions:</b>	630' x 200'	<b>Power:</b>	(3) services of 4000A, 480/277V, 3-phase each
<b>Office Space:</b>	+/- 19,200 SF	<b>Cranes:</b>	3 @ 3-ton w/5-ton hooks 1 @ 10-ton 2 @ 13.6-tons w/6.8-ton hooks
<b>Construction:</b>	Block & insulated metal	<b>Lighting:</b>	T-5 fluorescent in main bay
<b>Year Built:</b>	2005	<b>Zoning:</b>	Light Industrial
<b>Loading:</b>	4 TG, 5 D-I		
<b>Sprinkler System:</b>	Ordinary hazard		



**Newmark Grubb  
Knight Frank**

James T Belcher Executive Managing Director 610.755.6991 jbelcher@ngkf.com

Louis V Oliva Executive Managing Director 412.434.1053 loliva@ngkf.com

Eric Larkin Director 412.434.1058 elarkin@ngkf.com



# Ebensburg, PA

AVAILABLE - 168,446 SF on 21.53 Acres + 7.80 Additional Acres



## High-bay crane space with wide spans



**James T Belcher** Executive Managing Director 610.755.6991 [jbelcher@ngkf.com](mailto:jbelcher@ngkf.com)

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**Newmark Grubb  
Knight Frank**

**Industrial**

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# AVAILABLE

Class-A Manufacturing/Warehouse Facility  
Ebensburg, Pennsylvania



Approximately 164,939 SF on 21.6 Acres



## Crane Served - 100% Air Conditioned

<b>Year Built:</b>	2006
<b>Office:</b>	19,116 SF
<b>Office Description:</b>	Two levels with access via an elevator from the lobby to the upper level. The area consists of numerous perimeter office and meeting rooms.
<b>Quality:</b>	Excellent
<b>Dimensions:</b>	<i>Main manufacturing area: 202' x 627' + offsets</i> <i>Office/support areas: 36' x 561' + 2nd level</i>
<b>Ceilings:</b>	Metal - Steel Joist
<b>Ceiling Heights:</b>	37' 6" (Min) - 40' (Max) 41' (Min) - 42' (Max)
<b>Columns:</b>	Steel H
<b>Column Spacing:</b>	133'7" x 32'10" and 65'10" x 32'10"
<b>Roof:</b>	1 1/2" corrugated metal deck with insulation and a Firestone single-ply TPO membrane roof
<b>Floors:</b>	8" reinforced concrete
<b>Walls:</b>	8" block and insulated metal sandwich panels
<b>Lighting:</b>	T-5 lighting throughout
<b>Loading:</b>	(1) 10' x 9' TG w/seals, leveler, light and trailer lock (8) 10' x 10'; (1) 16' x 16'; and (1) 20' x 20' power operated OH door @ grade level
<b>Crane:</b>	(4) @ 10-T radio controlled bridge cranes - 128' span x 623' travel (2) @ 13.6-T radio controlled bridge cranes - 62' span x 329' travel and 62' span x 231' travel Clearance under hook for all is 28'
<b>Gas:</b>	Peoples Natural Gas, 6" Main



<b>Water:</b>	Ebensburg Borough, 12" Main, 8" Line - fire protection
<b>Sewer:</b>	Ebensburg Borough, 8" Main, 6" Line
<b>Power:</b>	Penelec/A FirstEnergy Company (2) 250 kVA pad mounted transformers (8) 4000 A Cutler Hammer switchgear (1) 1200 A Cutler Hammer switchgear 480V, 3-phase, 4-wire 600 kW diesel back-up emergency generator
<b>Heat:</b>	<i>Offices:</i> Bryant gas-fired boiler <i>Manufacturing:</i> Rooftop combo units
<b>Air Conditioning:</b>	<i>Offices:</i> (1) 70-T roof mounted gas fired a/c unit <i>Manufacturing:</i> Heat and A/C - (6) roof mounted combo heating and A/C units totaling 560-T

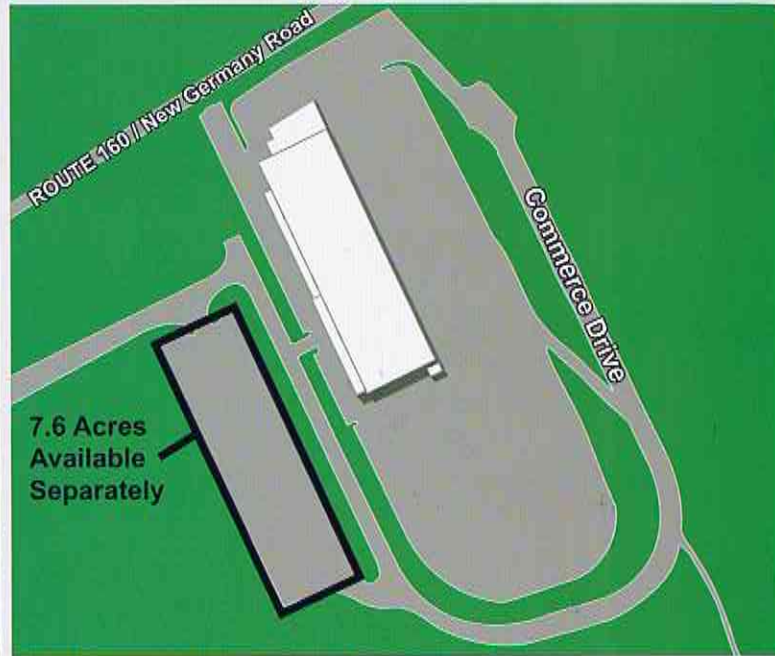


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<b>Sprinklers:</b>	Wet; Ordinary Hazard - Group II - 8" Line 125 hp electric jockey pump
<b>Equipment:</b>	(2) Quincy 100 hp compressors (2) expansion tanks (1) air dryer
<b>Miscellaneous:</b>	<ul style="list-style-type: none"><li>• Additional 7.60-acre lot adjacent to plant could be available. Ownership would consider selling with a leaseback.</li><li>• Controlled ingress &amp; egress</li><li>• Perimeter lighting on building</li><li>• Separate cooler &amp; freezer rooms</li></ul>
<b>Parking:</b>	145 paved, marked and lighted spots
<b>Last Use:</b>	Wind turbine blade manufacturing
<b>Zoning:</b>	Light Industrial - I-L
<b>Taxes:</b>	\$234,806



For further information, please contact the NGKF Hart Industrial Group:

**James T. Belcher** Executive Managing Director 610.755.6991 jbelcher@ngkf.com

**Eric Larkin** Director 412.434.1058 elarkin@ngkf.com

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[www.ngkf.com](http://www.ngkf.com)

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