

72-84 Messenger St.

\$450,000

FOR SALE

Johnstown, PA 15902
City of Johnstown
Cambria County

Property Description

- 44,358 sq. ft.
- Industrial zoning
- Public water
- Public sewer
- FOR SALE: \$450,000



Comments: Formerly Johnstown Chemical - First floor consists of 27,483 sq.ft. 14-15 foot high ceilings, showroom and offices in the front, warehouse space in the rear, one overhead door to garage area and one overhead door to the loading dock. Office and showroom have central air, the warehouse is serviced by space heaters. Five restrooms on the first floor, building has sprinkler system and security system. 400 amp, three phase electric on first floor. Second floor consists of 16,875 sq.ft. M Glosser is a tenant on the second floor and they lease 5,114 sq.ft new 5 yr lease (jan 2022-Dec-2026) they have their own entrance.

Parking lot on the side for approximately 12 cars.

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.

JARI 
Growing Your Region

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Overhead door and Loading Dock



Showroom



Work stations in showroom



Front Counter Area



Conference Room



Office



Office



Office



Office



Rest room



Rest Room



Warehouse Space -Left Side



Warehouse Space- Left Side



Warehouse- behind overhead door



Overhead door



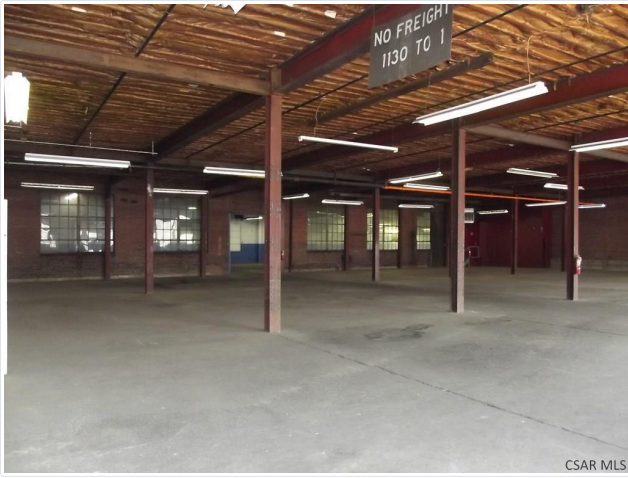
Loading Dock



Warehouse Space- off of Loading Dock



Warehouse space off of loading dock



Warehouse space off of loading dock



Warehouse space off of loading dock



Sprinkler system controls

