

124 Donald Lane \$8,430/month

FOR LEASE

124 Donald Lane
Johnstown, PA 15904
Richland Township Industrial Park
Cambria County



Property Description

- 11,800 sq. ft.
- 1.83 acre lot
- Year built: 1970
- Renovated: 2016
- Zoning: Light industrial
- Office/Warehouse space available January 1, 2023.
- Move in condition & ready to go.

Current tenant will be relocating their business as of Jan. 1, 2023.

This location has high visibility with lots of drive by traffic! Situated across from the 1st Summit Bank headquarters and the Hampton Inn.

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

245 Market Street
Suite 200
Johnstown, PA 15901
www.jari.com

Listing Agent: Patrick Sheridan
UP Capital Real Estate LLC
(814) 243-1520
patsheridan@upcapitalrealestate.com



Gross Bldg SqFt: 11,900
Source SqFt: Courthouse Records
Stories: 1
Parking Spaces: 21
Garage Stalls: 0.00
Garage/Parking: Attached, Off Street
General Parking Description: Paved, Private
 Parking Lot
Separate Utilities: Yes

Rent Amount: \$8,430
Rent Amount per SqFt: \$8.50
Available Date: 1/1/2023
Unit # or Lot #:
Municipality: Richland Twp-50
School District: Richland
Area/County: Cambria County
Zoning: Industrial
Subdivision Description: Richland Township
 Industrial Park

Legal Description: 2726/ Page 311

All of Parcel: Yes Gross Taxes \$: 8211.00 Tax Year: 2022 Assessed Value \$: 88200

Tax Map #: 50-07-139 Association Dues: None Association Dues Amt \$: 0.00

Lot Size: 1.834 ACRES # Acres: 1.83 Flood Zone: No

Annual Taxes \$: 8211.00 Annual Insurance \$: 2380.00 Annual Utilities \$:

Annual Management Fees \$: Annual Other Expenses \$:

Voltage: Amps: More Electric Phase:

Fire Sprinklers: Loading Docks: 1

Asset Sale: Liquor License: No License Type:

	Unit #	Occupied	Annual Rent	Lease Rent Expires	Garage Door Height	Ceiling Height
Unit 1						
Unit 2						
Unit 3						
Unit 4						
Unit 5						

Unit 1 Features: Kitchen

Unit 1 Property Use: Light Industrial, Manufacturing, Office, Professional, Warehouse

Unit 2 Features:

Unit 2 Property Use:

Unit 3 Features:

Unit 3 Property Use:

Unit 4 Features:

Unit 4 Property Use:

Unit 5 Features:

Unit 5 Property Use:

Construction: Manufactured

Roof Type: Metal

Basement: None

Driveway: Blacktop

Road Type: Paved

Sewer Type: Public Sewer

Water Sources: Public

Heating: Forced Air, Zoned

Fuel Type: Gas

Cooling: Central Air

Internet Available: Cable, High Speed

Also Included: Tenant will pay all utilities, snow plowing, landscaping, & changing lights inside and outside.

Exclusions: Current Tenant will remove exterior signs now in place.

Directions: Route 219 Elton Road Exit. Turn North on Donald Lane.

Public Comments: Location, Location, Location!!! High Visibility with lots of drive by traffic. Across from 1st Summit Bank Headquarters & Hampton Inn.

Agent Comments: Current Tenant is relocating business as of January 1, 2023.

Owner First Name: 124

Owner Last Name: Donald, LLC

Second Owner First Name:

Second Owner Last Name:

Owner Address: 695 Solomon Run Road

Owner City: Johnstown

Owner State: PA

Owner Zip Code: 15904

Owner Phone:

Owner Fax:

Owner E-mail:

Agent Owned: No

Sign: Yes

Security: Yes

Commission Agreement: 2.50

Lockbox: No

Key/Lockbox Location: NA

Lockbox Serial Number:

Occupancy: Tenant

Possession: 0-60 Days

Showing Instructions: 24 Hour Notice, Alarm, Appointment Only, Call Listing Agent, Lister Accompany

Special Information: Development/Subdivision Restrictions

AllowBlog: Yes

AllowCmnts: Yes

AllowAVM: Yes

Internet: Yes

DsplyAddr: Yes

DsplyOwnr: No

List Date: 12/1/2022

Expire Date: 11/30/2023

Days on Market: 1

Rented Amount: \$0

Rented Date:

Renting Agent:

Renting Office:

Selling Agency Bonus:

Listing Office: UP CAPITAL REAL ESTATE LLC (#:69)

Main: (814) 535-3015

Fax: (814) 535-2374

Office Corporate License: RB065703

Listing Agent: Patrick Sheridan (#:542)

Contact #: (814) 243-1520

Agent Email: patsheridan@upcapitalrealestate.com

License Number: RM419776