



**FOR LEASE OR SALE** | **363,170 SF**  
**1 JACKSON STREET** | **WELLSBORO, PA**

**ROBERT KRIEVALDT** 920-915-9746 | [ROBERT@PHOENIX3PL.COM](mailto:ROBERT@PHOENIX3PL.COM)



**PHOENIX**  
**LOGISTICS**

*Strategic Real Estate. Applied Technology. Tailored Service.*

This document has been prepared by Phoenix Investors for advertising and general information only. Phoenix Investors makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy, and reliability.



## PROPERTY HIGHLIGHTS



**ECONOMICAL  
WAREHOUSE/  
MFG SPACE**



**TWO STORY  
OFFICE BUILDING**



**3 STORAGE  
SILOS (55')**



**FENCED  
PROPERTY**



**ROOM FOR  
OUTDOOR  
STORAGE**



# PROPERTY DETAILS

1 JACKSON STREET | WELLSBORO, PA

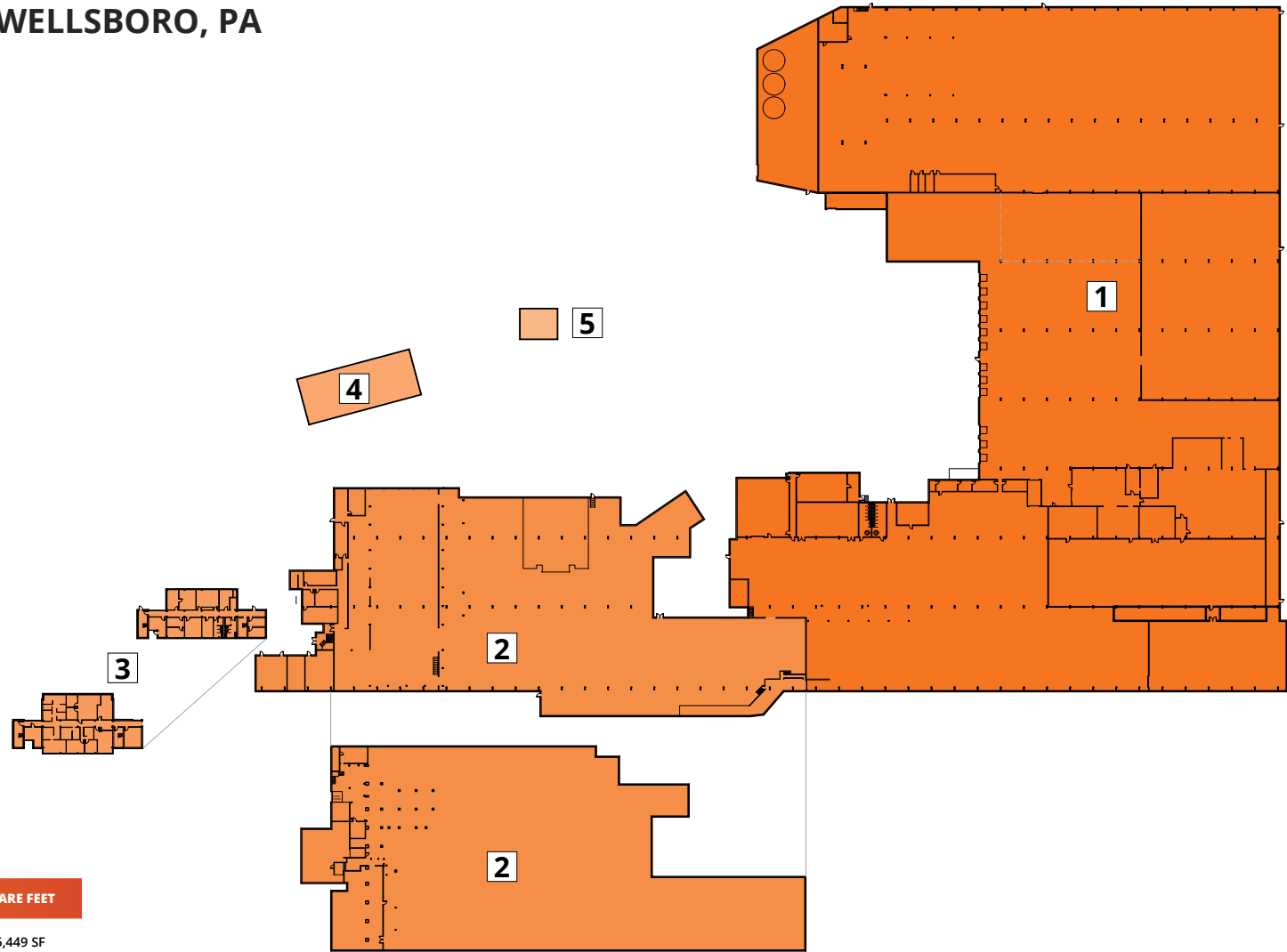
AVAILABLE OFFICE SPACE	First Floor: 3,887 SF   Second Floor: 4,468 SF
AVAILABLE WAREHOUSE SPACE	350,622 SF
STORAGE SHED	4,193 SF
DOCK DOORS	12
DRIVE-IN DOORS	2
CLEAR HEIGHT	12' - 24'
ROOF	Rubber Membrane
WALLS	Metal and Masonry
FIRE SUPPRESSION	100% Dry
LIGHTING	T5
POWER	Heavy
PARKING	Ample
LAND AREA	21.86 Acres
ZONING	Commercial Manufacturing
PARCEL ID	39-09C00-011
<b>OPEX ESTIMATE</b>	<b>\$0.60/SF</b>

[VIEW A VIDEO OF THIS PROPERTY](#)



# FLOOR PLAN

1 JACKSON STREET | WELLSBORO, PA



NUMBER	SPACE DESIGNATION	SQUARE FEET
1	AVAILABLE	225,449 SF
2	AVAILABLE	125,173 SF
3	AVAILABLE	8,355 SF
4	MECHANICAL	911 SF
5	STORAGE SHED	4,193 SF
<b>TOTAL</b>		<b>364,081 SF</b>



# LOCATION MAP

1 JACKSON STREET | WELLSBORO, PA

LESS THAN 250 MILES FROM BALTIMORE, BUFFALO, CLEVELAND, NEW YORK CITY, PHILADELPHIA, PITTSBURGH, SCRANTON, AND WASHINGTON, DC.

FIVE MAJOR HIGHWAYS SERVE THE WELLSBORO AREA: U.S. 6, U.S. 15, I-80, I-81, AND IN NY ROUTE 17

TWO COMMERCIAL AIRPORTS ARE LOCATED WITHIN 50 MILES: ELMIRA-CORNING REGIONAL AIRPORT IN BIG FLATS, NY AND LYCOMING COUNTY AIRPORT IN WILLIAMSPORT, PA

