



**FOR LEASE**  
**325 BUFFALO STREET**

**246,260 SF**  
**FRANKLIN, PA**



**PHOENIX**  
**LOGISTICS**

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

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## PROPERTY HIGHLIGHTS



**THREE GENERATORS:  
45KW, 30KW, & 7.5KW**



**RENOVATED & NEW  
ROOF IN 2025**



**42 OH CRANES: (4) 4-TON,  
(2) 7.5-TON, (10) 20-TON,  
(1) 40-TON, (11) 5-TON,  
(8) 10-TON, (6) 30-TON**



**POWER: 4160V, 2300V,  
480V, 277V, 120V  
SUBSTATION SUPPLIES  
34.5KV AT TWO INCOMING  
LOCATIONS WHICH  
FEEDS TWO MAIN  
INTERNAL SUBSTATIONS  
& NUMEROUS  
TRANSFORMERS**



**CLEAR HEIGHTS:  
MAIN PLANT 28' - 39'  
WAREHOUSE UP TO 44'**



# PROPERTY DETAILS

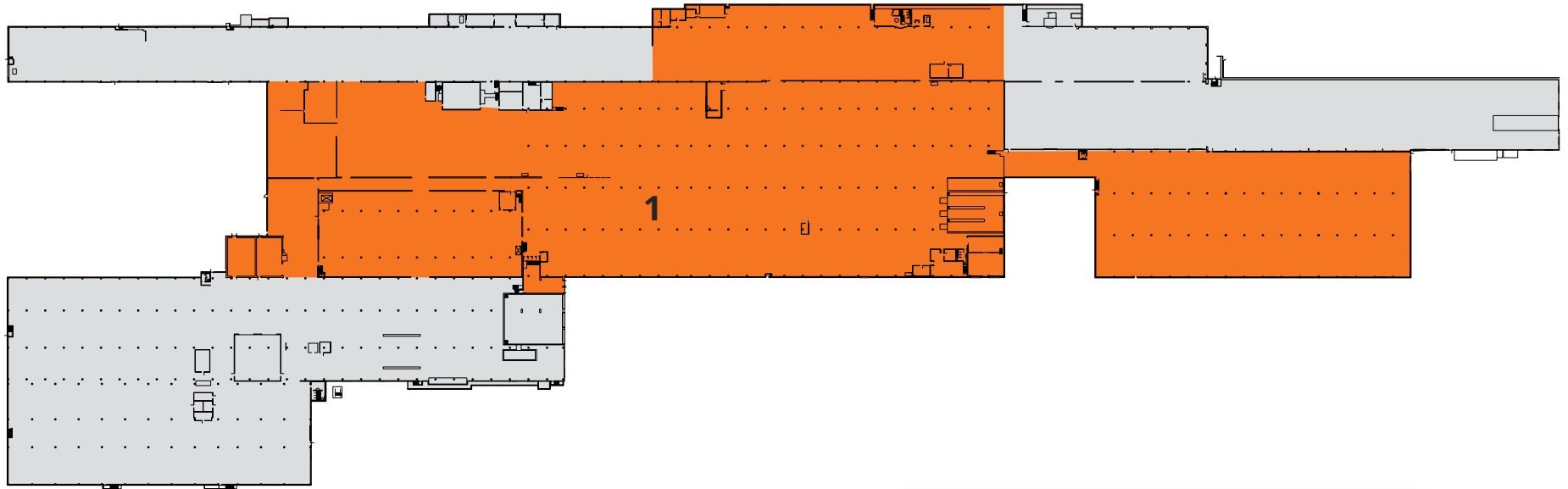
325 BUFFALO STREET | FRANKLIN, PA

AVAILABLE SPACE	246,260 SF
OFFICE SPACE	3,160 SF
DOCK DOORS	4
DRIVE-IN DOORS	4
CLEAR HEIGHT	Main Plant 28' - 39'   Warehouse up to 44'
WALLS	Insulated Metal Panel
FLOORS	8" - 12" Reinforced Concrete
YEAR BUILT	1970 - 1981
FIRE SUPPRESSION	100% Wet System
LIGHTING	T-5 Fluorescent
CRANES	42 OH Cranes: (4) 4-ton, (2) 7.5-ton, (10) 20-ton, (1) 40-ton, (11) 5-ton, (8) 10-ton, (6) 30-ton Jib Cranes up to 2-ton Capacity
WATER	Supplied by City of Franklin   250,000-gallon Reservoir Tank behind Building for Suppression Support
POWER	4160V, 2300V, 480V, 277V, 120V Substation Supplies 34.5KV at Two Incoming Locations which Feeds Two Main Internal Substations & Numerous Transformers
PARKING	525 Surface Spots on 2 Main Lots
LAND AREA	47.05 Acres
ZONING	IN-Industrial
PARCEL ID	10-103-001-000
OPEX ESTIMATE	\$0.57/SF



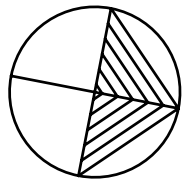
# FLOOR PLAN

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[VIEW A VIDEO OF THIS PROPERTY](#)

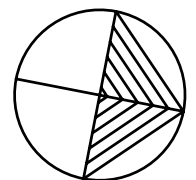
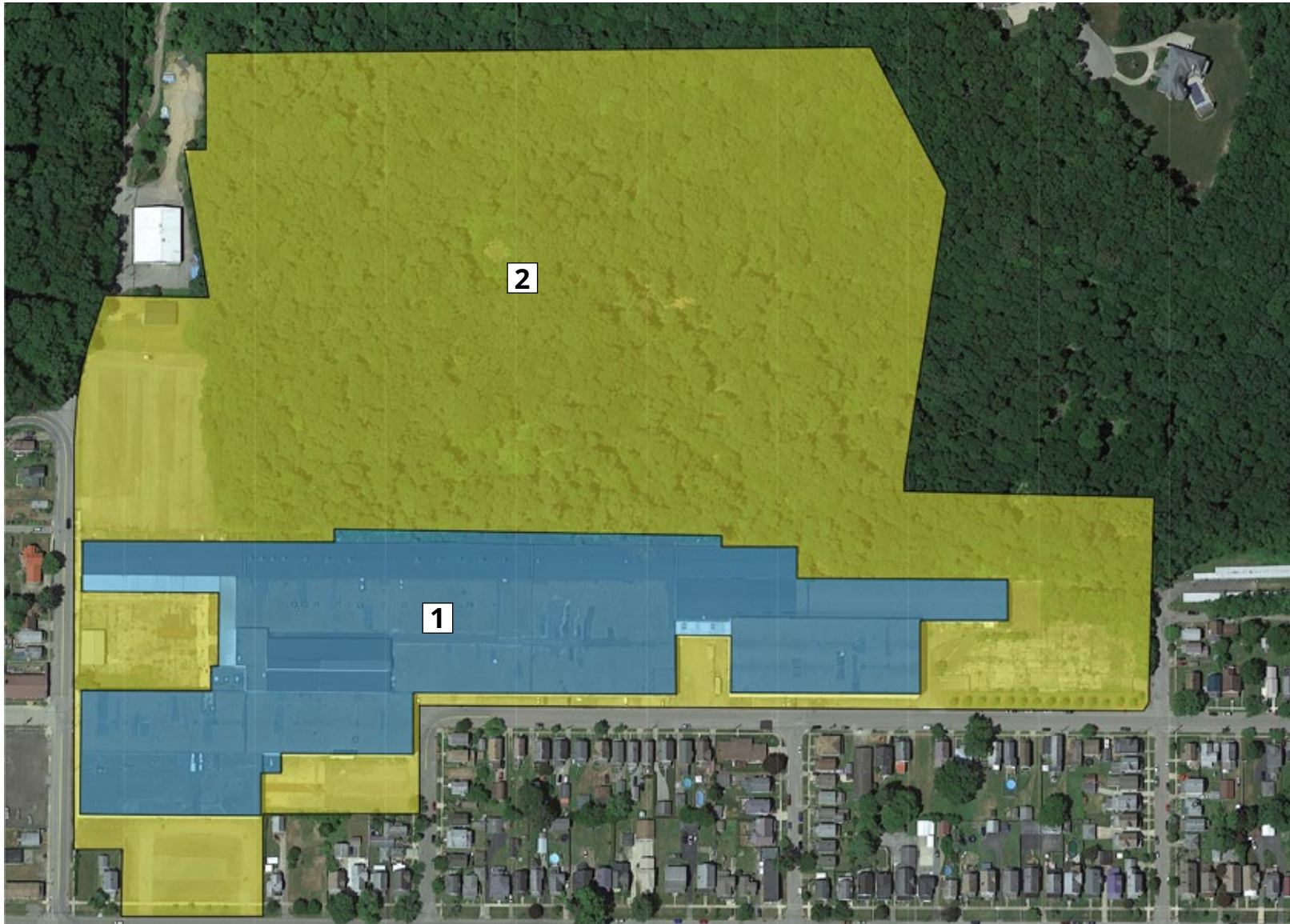
NUMBER	SPACE DESIGNATION	CRANES	SQUARE FEET
1	AVAILABLE	One 20-Ton, Two 10-Ton, Fourteen 4-5 Ton	246,260 SF



# SITE PLAN

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NUMBER	SPACE DESIGNATION	SQUARE FEET
1	BUILDING	459,486 SF
2	LOT	47.05 ACRES



# LOCATION MAP

325 BUFFALO STREET | FRANKLIN, PA

<b>I-80</b>	18 MILES
<b>PITTSBURGH</b>	86 MILES
<b>CLEVELAND</b>	128 Miles
<b>COLUMBUS</b>	228 MILES

**FRANKLIN**

