



FOR LEASE OR SALE | **205,087 SF**
851 BEAVER DR | **DUBOIS, PA**

ROBERT KRIEVALDT 920-915-9746 | 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 DETAILS

851 BEAVER DR | DUBOIS, PA

AVAILABLE SPACE	205,087 SF
COOLER SPACE	126,000 SF (34 to 40°F)
FREEZER SPACE	66,000 SF (-10 to 0°F)
OFFICE SPACE	7,300 SF
YEAR BUILT	1988
CLEAR HEIGHT	35'
DOCK DOORS	43
GRADE-LEVEL DRIVE-IN DOORS	1
SUPERSTRUCTURE	Steel-framed
WALLS	Masonry
FLOOR	6" - 8"
ROOF	TPO (Replacement in Progress)
FIRE SAFETY	Dry Sprinkler System
POWER	3,000 Amps 277/480 Volts 3 Phase
LAND AREA	30.38 Acres
PARKING	96 Car 146 Trailer
ZONING	IP-1 Industrial Park/Transitional
PARCEL ID	007-3-031-000-10610
OPEX ESTIMATE	\$1.72/SF



PROPERTY HIGHLIGHTS



FREEZER SPACE: -10 TO 0°F
COOLER SPACE: 34 TO 40°F

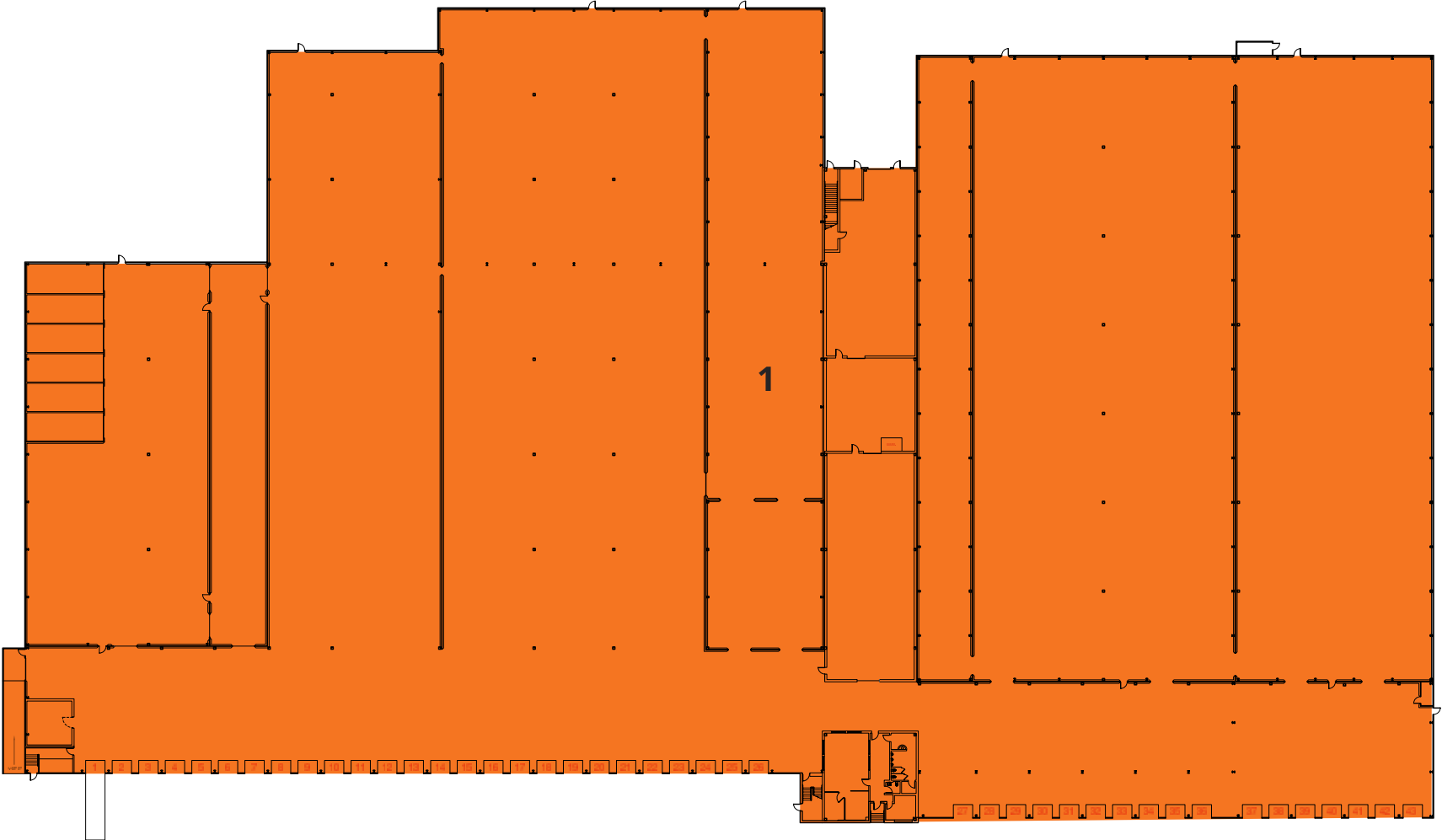


POTENTIAL FOR RAIL | BPRR RAIL LINE RUNS
ADJACENT TO NORTH SIDE OF THE PROPERTY

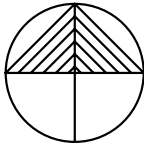
FLOOR PLAN

851 BEAVER DR | DUBOIS, PA

[VIEW A VIDEO OF THIS PROPERTY](#)



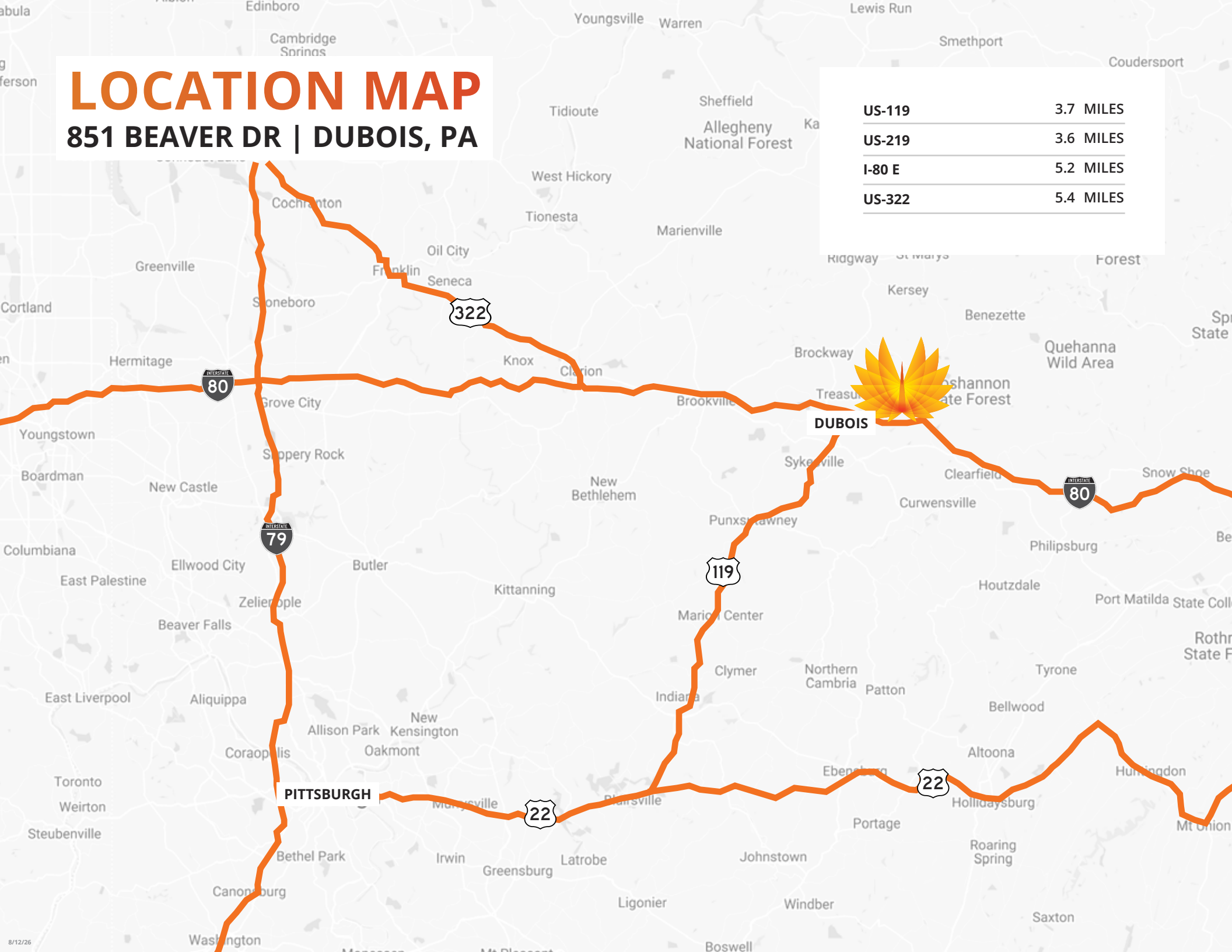
NUMBER	SPACE DESIGNATION	CLEAR HEIGHT	DOCK DOORS	DRIVE-IN DOORS	SQUARE FEET
1	COLD STORAGE WAREHOUSE	35'	43	1	205,087 SF
TOTAL					205,087 SF



LOCATION MAP

851 BEAVER DR | DUBOIS, PA

US-119	3.7 MILES
US-219	3.6 MILES
I-80 E	5.2 MILES
US-322	5.4 MILES



DUBOIS

PITTSBURGH