

# DURR MECHANICAL CONSTRUCTION

2395 Route 715, Tannersville, PA 18372



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$2,100,000
<b>AVAILABLE SF:</b>	25,454 SF
<b>LOT SIZE:</b>	11.39 Acres
<b>YEAR BUILT:</b>	1994
<b>BUILDING SIZE:</b>	25,454 SF
<b>ZONING:</b>	Commercial
<b>PRICE / SF:</b>	\$82.50

## PROPERTY OVERVIEW

FOR SALE-rare, versatile 25,454 square foot premiere building, providing every component for a formidable business operation situated on 11.39 acres with a majestic pond with fountain out front and parking for (45) vehicles. Conveniently positioned on Route 715 in Tannersville, adjacent to Northampton Community College and less than one mile from Route 80. It contains adaptable indoor space for offices, manufacturing, warehousing, industrial and shipping. The structure currently accommodates a spacious executive suite plus an additional 900 SQFT of office space, a large sunlit conference room, a foreman's office, break room utility room and both men's and women's locker rooms with showers. Building and property are tractor-trailer friendly.

## PROPERTY HIGHLIGHTS

- 1600 Amp, 220 volt, 3 phase electric service
- Public water, private septic,
- Propane heat, HVAC
- 3-10' x 12' loading dock doors, 1 rollup 12' x 12' drive through door
- 4-3'x 4' smaller delivery doors
- Sprinkler, fire & security systems
- 23' ceilings
- Backup generator 68 KVA

**KW COMMERCIAL**  
404 Park Ave.  
Stroudsburg, PA 18360

**JACQUELYN LEONARD**  
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## INDUSTRIAL FOR SALE

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Side View



Front View



Fountain & Pond



Side View & Pond

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Back View



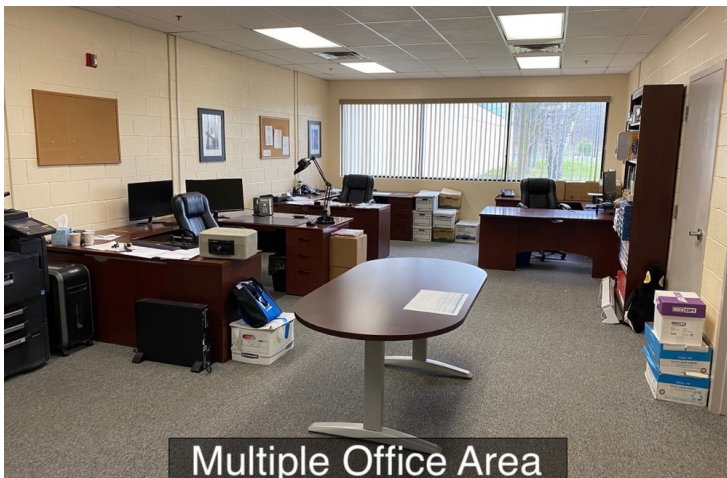
Back View



Parking Lot



Propane Tanks



Multiple Office Area



Conference Room

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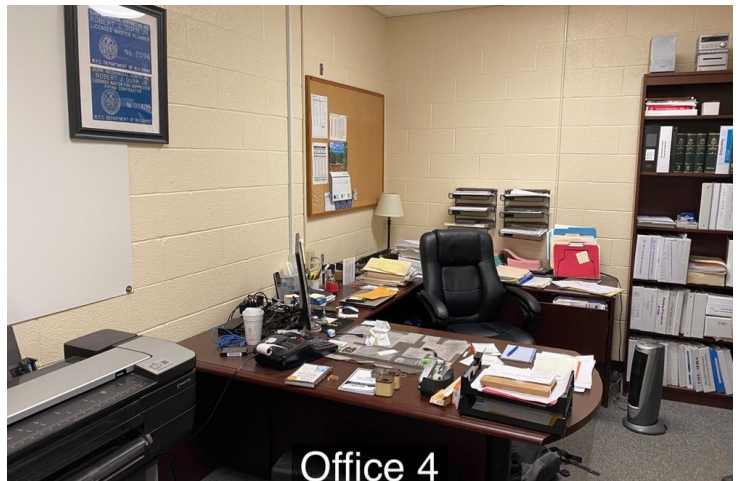
**Break Room**



**Foreman's Room**



**Office 3**



**Office 4**



**Storage Area 1 View 1**



**Storage Area 1 View 2**

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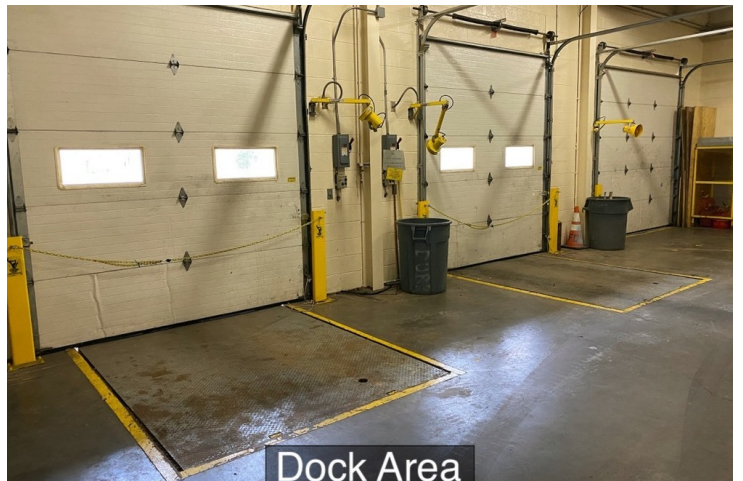
Main Storage Area



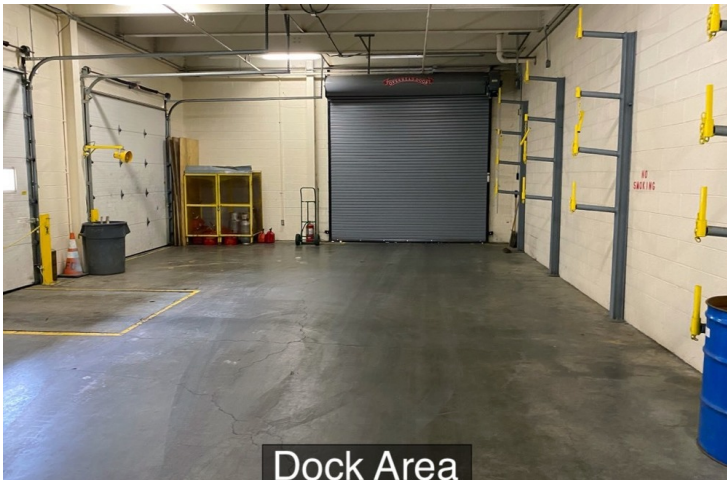
Main Storage Area



Main Storage Area View Four



Dock Area



Dock Area



Electric

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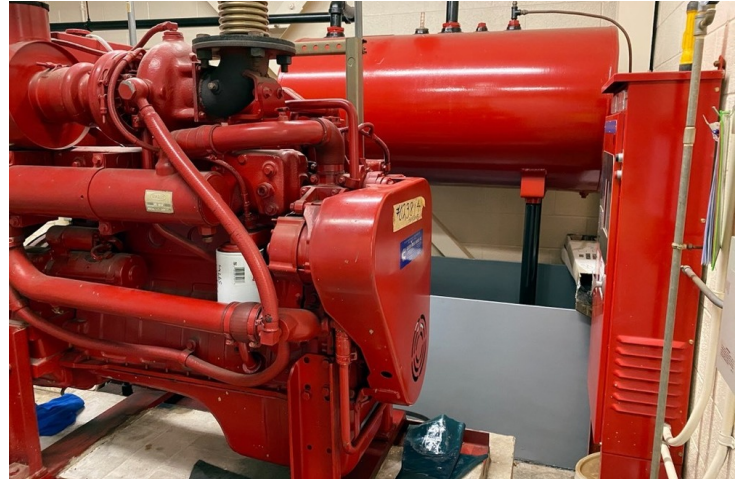
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Generator



Champion Air Compressor  
Pump



Roof



Roof



Roof

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