

# SALVAGE/SCRAP YARD SALE OR LEASE

860 Crowe Rd. • East Stroudsburg, PA 1801



**REF# 2500-ID/LS**

**Purchase Price:** \$1,495,000

**Lease Price:** \$5,000/MO 3,500+SF

**Building Size:** 8,364± SF

**Ceiling Height:** 18'± Peak

**Site Size:** 7.31± Acres

**Zoning:** M-1 (Stroud Township)

**Utilities:** Public water/sewer, 3 phase electric, 480V

Rev. 12.23.19 MJB

Salvage yard with potential rail access. Property for sale or lease.

Primary metal building is 7,500SF with 864SF modular office. Currently set-up as two separate units. Yard is flat, mostly cleared and fenced.

**Lease** - Includes 3,500 square foot garage with 400+ additional square feet of office. Garage is 70' deep by 50' wide with 24' wide by 14' high overhead door. 3 Phase 480V power. Includes approximately three acres of outdoor storage. \$5,000 per month plus utilities.

Property is located in industrial area of Stroud Township surrounded by other heavy industrial uses. Portion of property currently leased by scrap yard.



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