



**325 INDUSTRIAL PARK ROAD
EBENSBURG, PA 15931**



- **Modern, high-quality single story office building constructed in 1996**
- **Offers 14,560 sq. ft. of finished space, including several large open areas**
- **Nicely situated on 2.8 acres in the Cambria County Industrial Park**
- **Excellent location near Route 22 / Route 219 interchange, convenient to Johnstown, Altoona, Indiana and local markets**
- **Zoned I-L (Light Industrial)**
- **All public utilities**

**LISTED AT \$9.00 per sf, NNN for entire building
(rent to be negotiated for smaller spaces)**

OFFERING 6 MONTHS FREE RENT WITH 5-YEAR LEASE

ESTEP REALTY SERVICE
3133-85 New Germany Road
Ebensburg, PA 15931
www.esteprealty.com

James F. Estep, Jr. – Broker
Ph. (814) 472-6660
Doug Tusing – Listing Agent
Ph. (814) 472-4260

PHOTOS



Approach View



Reception Area

PHOTOS



Open Office Area



Perimeter Offices

PHOTOS

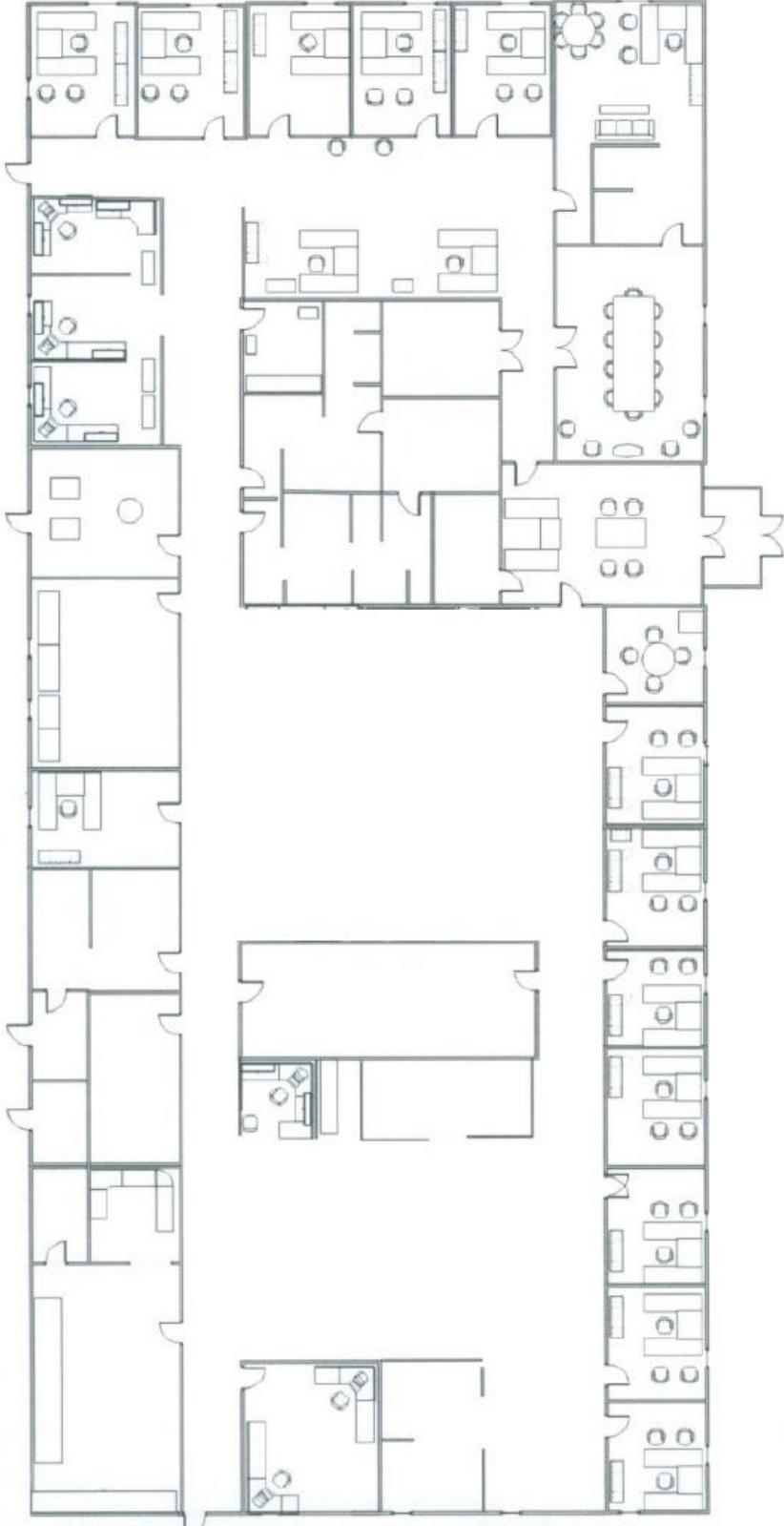


Board Room

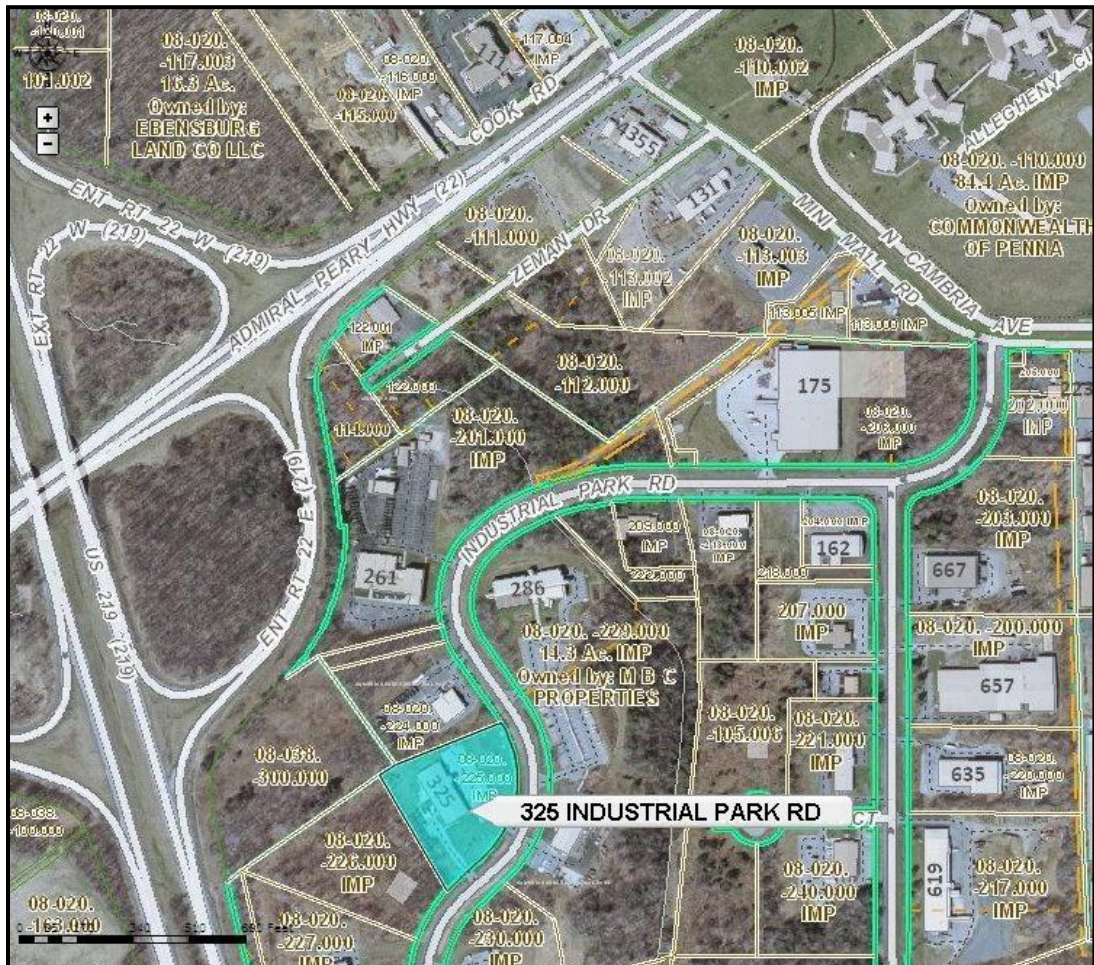


Rear Patio / Outdoor Break Area

FLOOR PLAN



LOCATION MAP



- **Convenient location near Route 22 / Route 219 interchange**
- **Within 30 minutes of Johnstown, Altoona, and Indiana markets**
- **Approximately 1.5 hours east of Pittsburgh and 2.5 hours west of Harrisburg**
- **About 45 minutes north of PA Turnpike (Somerset or Bedford)**
- **Close to local commercial centers and essential services**

AERIAL VIEW



- **Ample parking in front**
- **Separate rear delivery access with secure entry/pass-through**
- **Mature landscaping**
- **Quiet setting**

BUILDING FEATURES/SPECIFICATIONS

- **CONSTRUCTION**

- **Built in 1996**
- **Concrete block foundation with concrete slab floor**
- **Split-faced concrete block exterior walls**
- **Gabled wood-truss roofing system with asphalt shingles**
- **Fixed-sash windows in aluminum frames**
- **Interior walls painted drywall**
- **Interior floors mostly carpeted with some ceramic tile**
- **Ceilings are suspended acoustic tile with fluorescent lighting**

- **MECHANICAL**

- **800-amp electrical service**
- **Gas forced-air heat with central A/C**
- **Public sewer/water (Borough of Ebensburg)**
- **Cat-5 cabling through-out**

- **INTERNAL LAYOUT**

- **Entry lobby/reception area**
- **Individual perimeter offices with open central floor plan**
- **Secure file room for rolling files**
- **Computer/server room with separate HVAC control**
- **Large corner “CEO” office with separate rest room and kitchenette leading into executive board room**
- **Employee restrooms include shower/locker room area and adjoining co-ed exercise room**