

**INDUSTRIAL BUILDING ON 86.2 ACRES  
396 GIGGUETOWN RD, PORTAGE, PA**



- Offers a total of 13,700 sq ft, divided into three sections – office, shop area, and unheated garage/storage
- Center shop area offers 5,200 sf of clear-span space with 14 ft. overhead door
- Situated on 86.2 mostly wooded acres – GREAT HUNTING LAND!
- Gated access road; building fully enclosed by fencing
- Connected to public water; on-site sewer system
- Three-phase electric
- No zoning in Portage Township

**LIST PRICE: \$249,000**

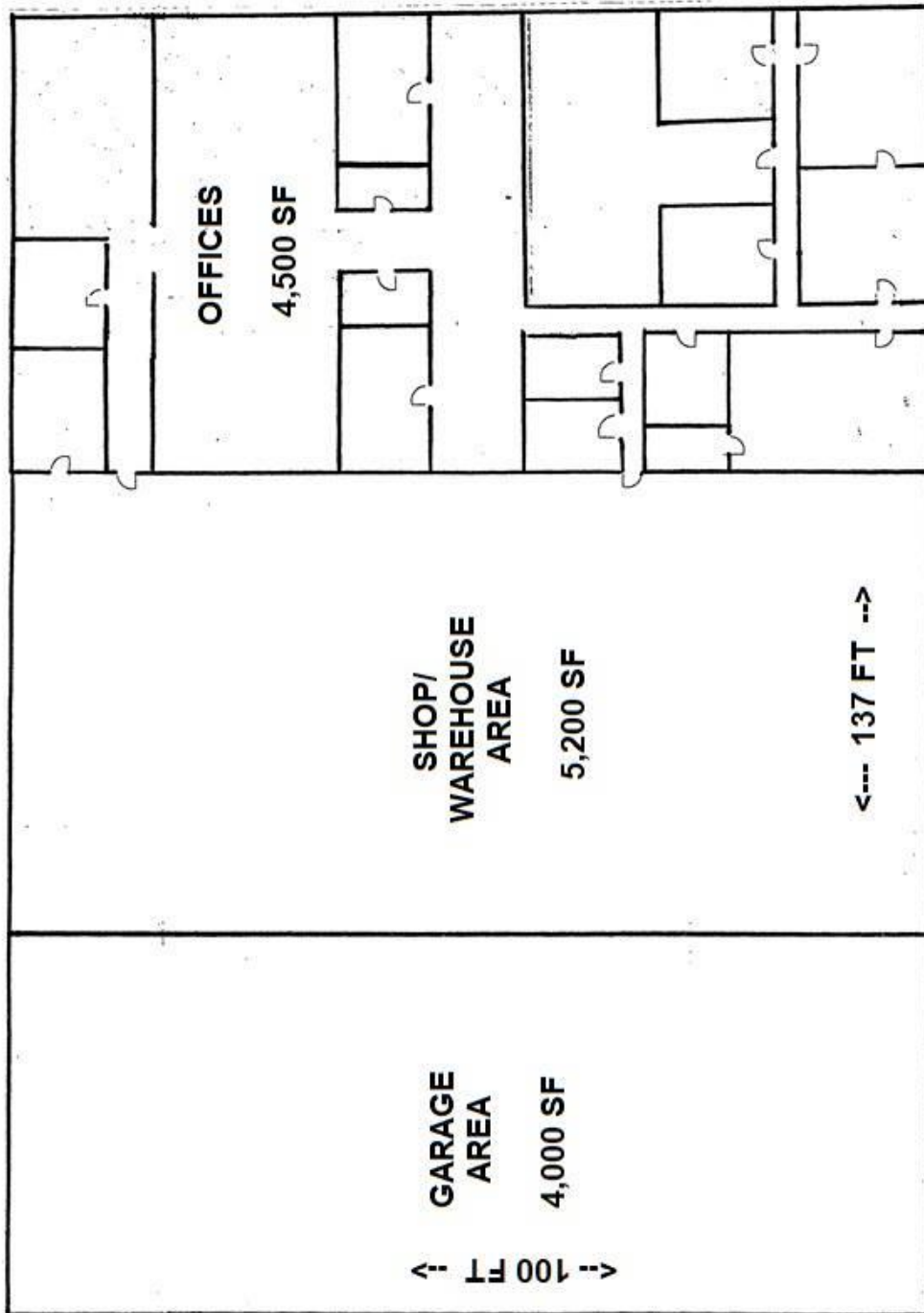


3133-85 New Germany Rd  
James F. Estep, Jr., Broker  
Ebensburg, PA 15931  
814-472-6660

Doug Tusing, Assoc. Broker  
[www.esteprealty.com](http://www.esteprealty.com)

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**FLOOR PLAN SKETCH**



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**PROPERTY AERIAL**

