



## Clearfield County Alliance Park B-100

One usable building that is in excellent condition and had been broken up into a four suite multiple tenant facility. Clean Room and Wet Lab space, complete with R&D Hood. Complete utilities and compressed air distribution system. Each space has individual loading docks, offices and is fully sprinklered. This property is less than three miles from Exit 120 of Interstate 80, US Route 322 and PA Routes 153 and 879. The site has two secured main entrances and asphalt parking to accommodate over 300 vehicles. Additionally, the site offers perimeter fencing.



## Details

Property Type: Industrial

Address: 511 Spruce Street, Clearfield,  
Pennsylvania, 16830

Lot Size (Acres): 10

Building Size (sq.ft.): 76,209

Sub-Dividable: Yes

# of Available Suites: 4

Suite 1 Area (sq.ft.): 21,395

Suite 2 Area (sq.ft.): 21,304

Suite 3 Area (sq.ft.): 13,950

Suite 4 Area (sq.ft.): 19,560

Ext. Construction: Brick

Loading Docks: 4

Heat: Gas

Sprinkler: Yes

Security System: No

City Water : Yes

City Sewage: Yes

Municipality: Clearfield Borough

For Sale: No

For Lease: Yes

Price: Negotiable

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