



COLDWELL BANKER
DEVELOPAC REALTY

WEEKLY COMMERCIAL HOT SHEET

FEATURED DUBOIS AREA

4,069 SF Prime Office Space



Developac Rd ~ DuBois, PA

- Professional Offices
- Dividable Space
- Lighted Marque
- Natural Gas Heat
- A/C Throughout



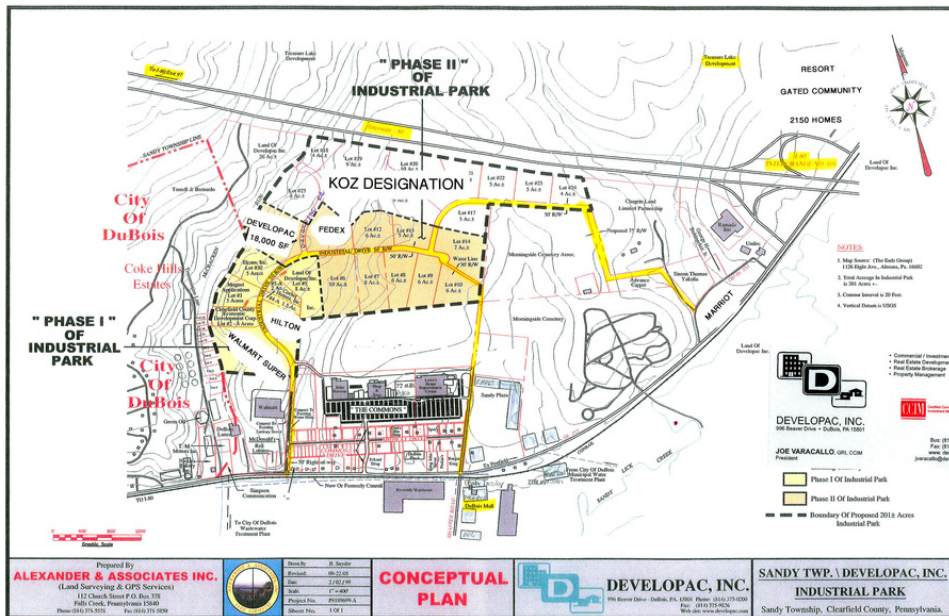
**VIDEO
TOUR**

FEATURED DUBOIS AREA

Buildable Parcels Available Now

Industrial Drive ~ DuBois, PA

- 2 ACRE MINIMUM
- Various Sizes
- Zoned: CLI
- Near: Wal Mart, Lowes
- FedEx and Harbor Freight



FEATURED DUBOIS AREA

Warehouse Space Available Now

601 Aviation Way ~
Reynoldsville, PA



- 20,400 SF Building
- 15,600 SF Warehouse
- 4,800 SF Office Space
- 11.47 Acres with fenced Lay Down Area

FOR LEASE



Shared Prime Office Space

1102 Coral Reef Rd ~ DuBois,
PA in Treasure Lake



- Professionally Managed
- Lighted Marquee
- Dividable Space
- Located in Treasure Lake
- Flexible Lease Options

**SHARED
SPACE**

FEATURED DUBOIS AREA

730 SF Class A Office Space

Jeffers St ~ DuBois, PA



- Professionally Managed
- Lighted Marquee
- Natural Gas Heat
- A/C Throughout

**GREAT
LOCATION**

Design Build ~ Lease Back

Midway Dr & Shaffer Rd ~
DuBois, PA

- 1.2 Acre Lot
- High Traffic Count
- Property Management
- Design Build to suit
- Lease Options

**1.2 Acre
High Traffic**

FEATURED DUBOIS AREA

FOR SALE or FOR LEASE

Shaffer Rd ~ DuBois, PA

- High Traffic Count
- Front lot can be divided
- 190' comm frontage
- Drone video available

**3.876 Acre
Can subdivide**



FEATURED ST MARYS AREA

7,200 SF "FLEX" WAREHOUSE



425 W Theresia Rd
St Marys. PA

- 1.4 Acre Lot
- Sold "As- Is"
- Zoned: CH
- 2 Out Buildings
- Lean to 40 x 30
- 3 Phase Power



ENDLESS OPPORTUNITY HERE

671 E Alleghany Ave
Emporium, PA

- .64 Acre Lot
- High Traffic Count
- PA Wilds
- 1440 SF
- Inventory is Negotiable

**Make this
a Brew Pub**



FEATURED CAMERON COUNTY STEEL CONSTRUCTION

8106 Bridge St
Driftwood, PA

- 19,344 SF
- Several buildings
- Large Parking Area
- Video tour available

**3.7 Acre
Site**



10.72 Acres off I-80 exit 97

Tannery Row Rd
Falls Creek, PA

- 10.72 Acre Lot
- High Traffic Count
- Zoned: CLIH
- 3 Parcels
- Both Sides of I-80

**Visible from
I-80**

FEATURED JEFFERSON COUNTY

8.57 ACRES adjacent Airport

377 Aviation Way
Reynoldsville, PA

- KOZ/Foreign Trade zone
- Only Parcel Remaining
- Clfd Jefferson Airport

**Airport is
Adjacent**

WEEKLY COMMERCIAL HOT SHEET

brought to you by



COLDWELL BANKER
DEVELOPAC REALTY

**998 Beaver Dr
1102 Coral Reef Rd
DuBois, PA 15801
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