



1676 Freepoint Road

Kittanning, PA 16201 (Armstrong County)

FOR SALE BY OWNER

\$975,000



- **Occupancy Permit Approved for Cannabis Growth by North Buffalo Twp.***
- Compliant with Zoning § 2107(1) of the PA Medical Marijuana, Act 16 of 2016
- Currently Leased to USDA-Certified Biotech Manufacturer
- Former Defense Contractor facility
- 21,513 Square Feet
- 6.88 Level Acres for Expansion
- Zoned HVAC throughout
- Distilled Water Pumped & Piped throughout
- Compressed Air/Gas lines piped throughout
- New Epoxy Floors
- New Roof Warrantied to 2033
- Ground-Level Dock Door
- Ample Parking for Cars or Semi-Trucks
- ADA-Compliant
- Plans & Renderings available with sale
- Rural Community w/ <\$30K income, 8.5% Unemployment & 9.8% below poverty line – high potential for a positive community impact on workforce



For More Details or to Schedule a Tour

Call 412-462-6100

