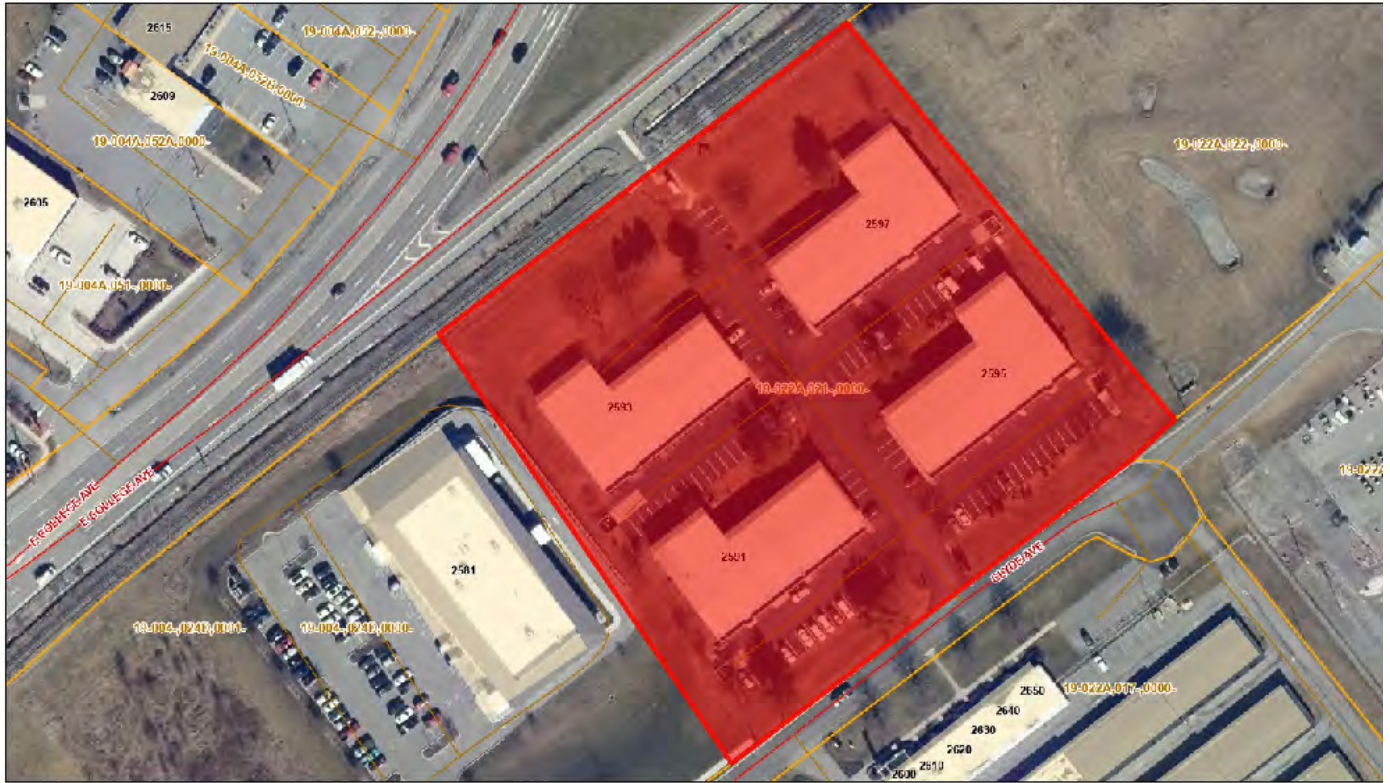


Light Industrial / Flex Space for Lease

Roosevelt Centre
Clyde Avenue | State College | PA

LEASE RATE: FROM \$14.00

FOR LEASE



2591 Clyde Avenue

Highlights

- Clean affordable office & light-industrial space
- Excellent location near Nittany Mall
- Well maintained light-industrial complex
- Affordable rents starting at \$14/sf/yr
- Tenant responsible for utilities
- Paved driveway and parking
- Spaces offer visibility to E. College
- Overhead door access available
- Spaces from 2,250sf - 2,750sf available
- Quick occupancy
- Mix of uses including R&D, Flex, light-industrial, general office, warehousing
- Landlord will help with space planning

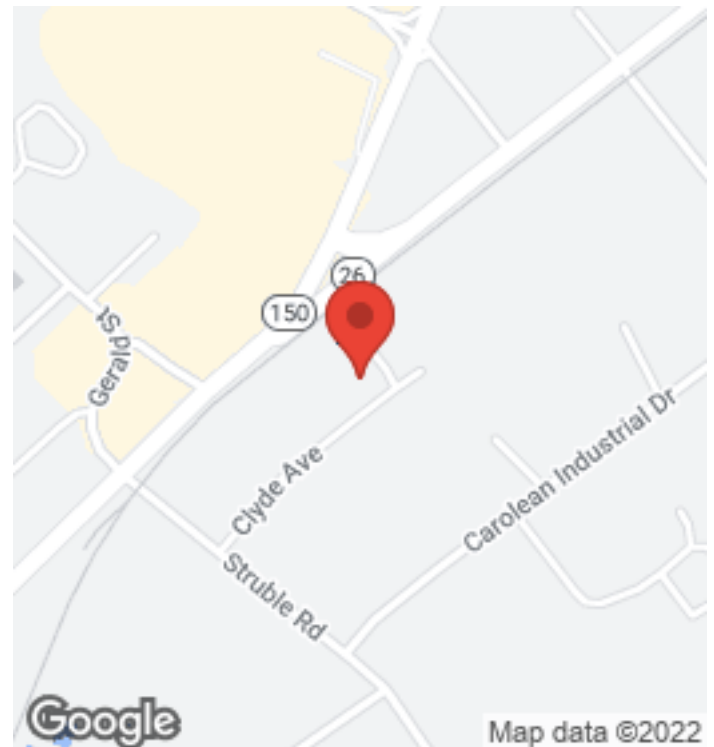


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Property Summary

Available SF:	2,250sf - 2750sf
Buildings on Prem:	4 Total
Ceilings:	16'
Grade Doors:	1 per space
Lease Rate:	\$14.00
NNN Expenses:	Included in Rate
Parking:	Paved, Off-Street
Type:	Mixed Use
Zoning:	I-1 w/ Corridor Overlay

General Uses

- Light Industrial
- Assembly
- R&D
- Warehouse
- Testing/Repair
- Office/Flex
- Flex

Property Overview

Nice clean flex space available for light-industrial, R&D and/or general office use. The property is conveniently located near the Nittany Mall with easy access to E. College Avenue, Shiloh Road and I-99 interchange at Shiloh Road. The property is well maintained with most spaces containing private entrances, loading docks, high ceilings, slab-on-grade construction, and fully paved parking lots. Industrial/Office-grade utilities extended to each building and each tenant space is separately metered for water, electric and natural gas. Landlord is responsible for building maintenance and service which is included in the affordable lease rate. 2 spaces between 2,250 and 2,750 square feet are available for quick occupancy.

Location Overview

The property is conveniently located in State College (16801 Zip Code) near the Nittany Mall. Easy access to E. College Avenue, Shiloh Road and I-99 interchange at Shiloh Road. Quick travel to State College, Penn State, Bellefonte, Pleasant Gap, and Lemont.

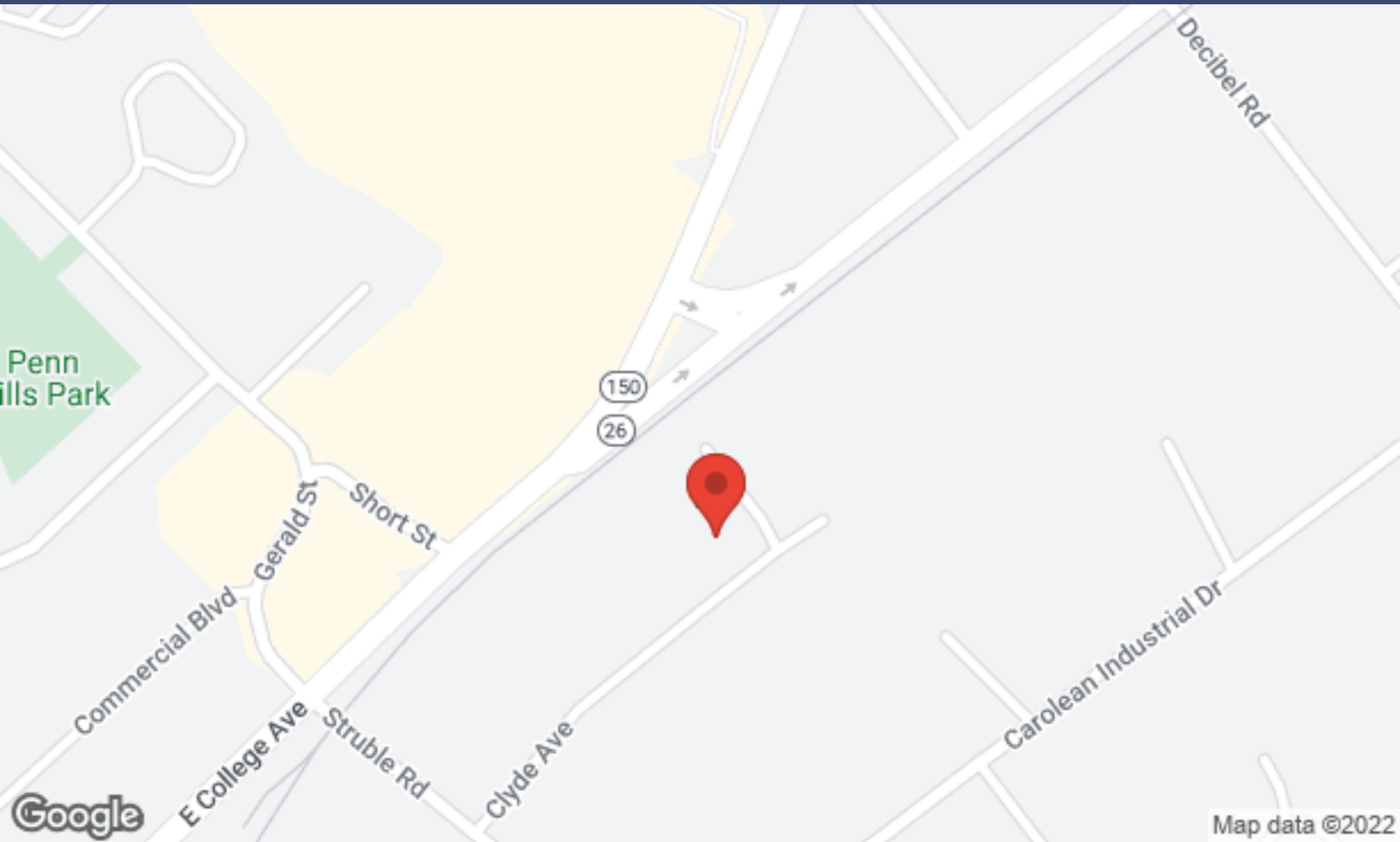
SECTION I

Location Maps



LOCATION MAPS

Roosevelt Centre
2591 Clyde Avenue | State College, PA 16801



BUSINESS MAP

Roosevelt Centre
2591 Clyde Avenue | State College, PA 16801



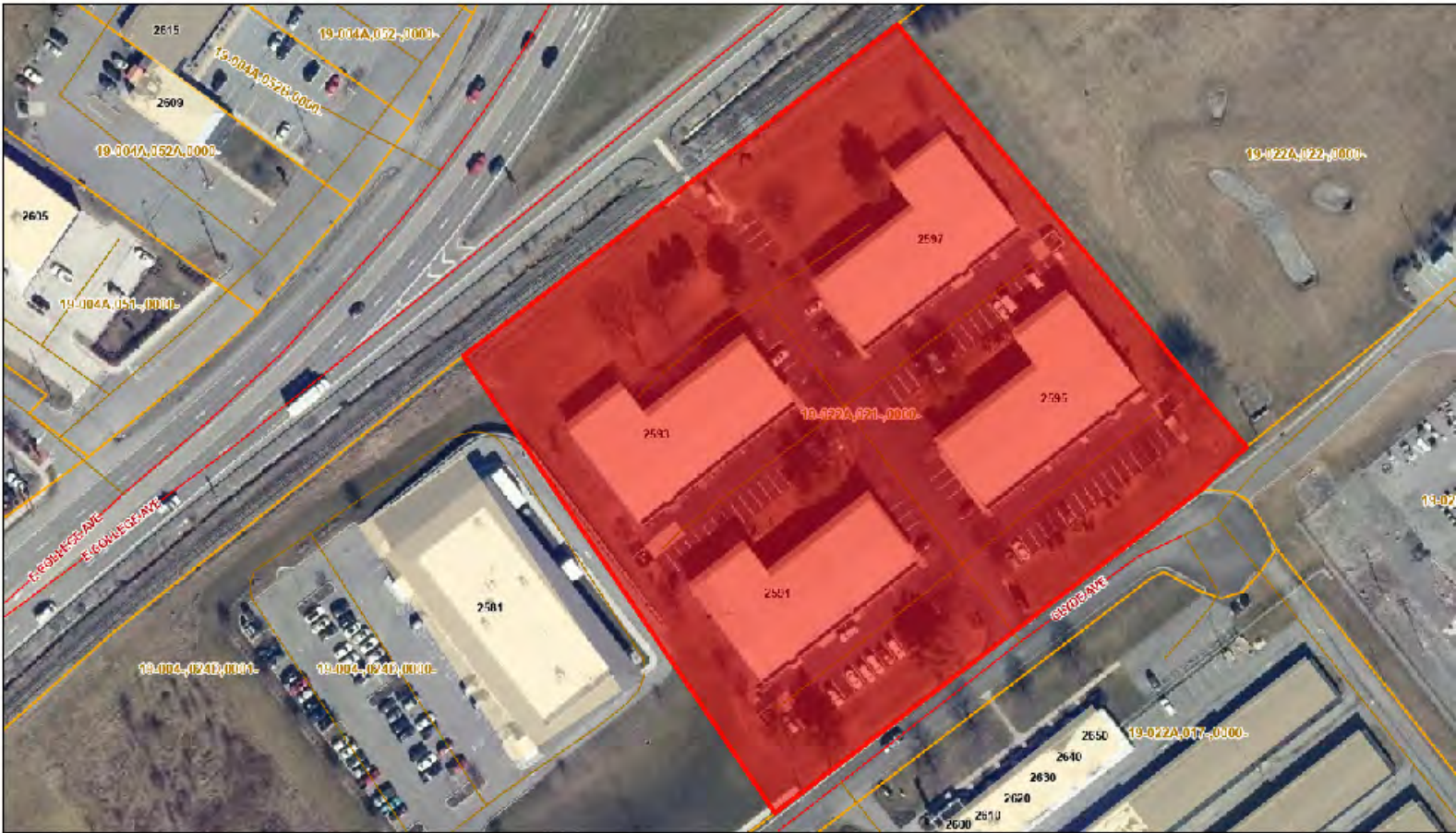
SECTION II

Floor Plans



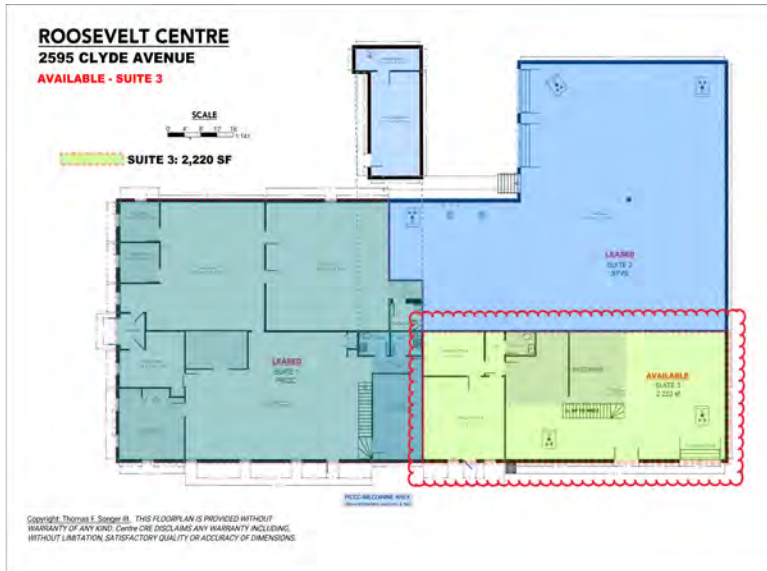
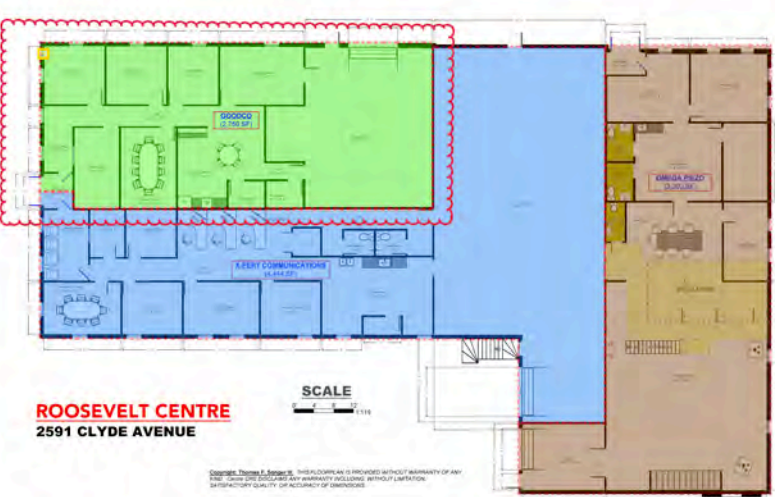
AVAILABLE SPACES

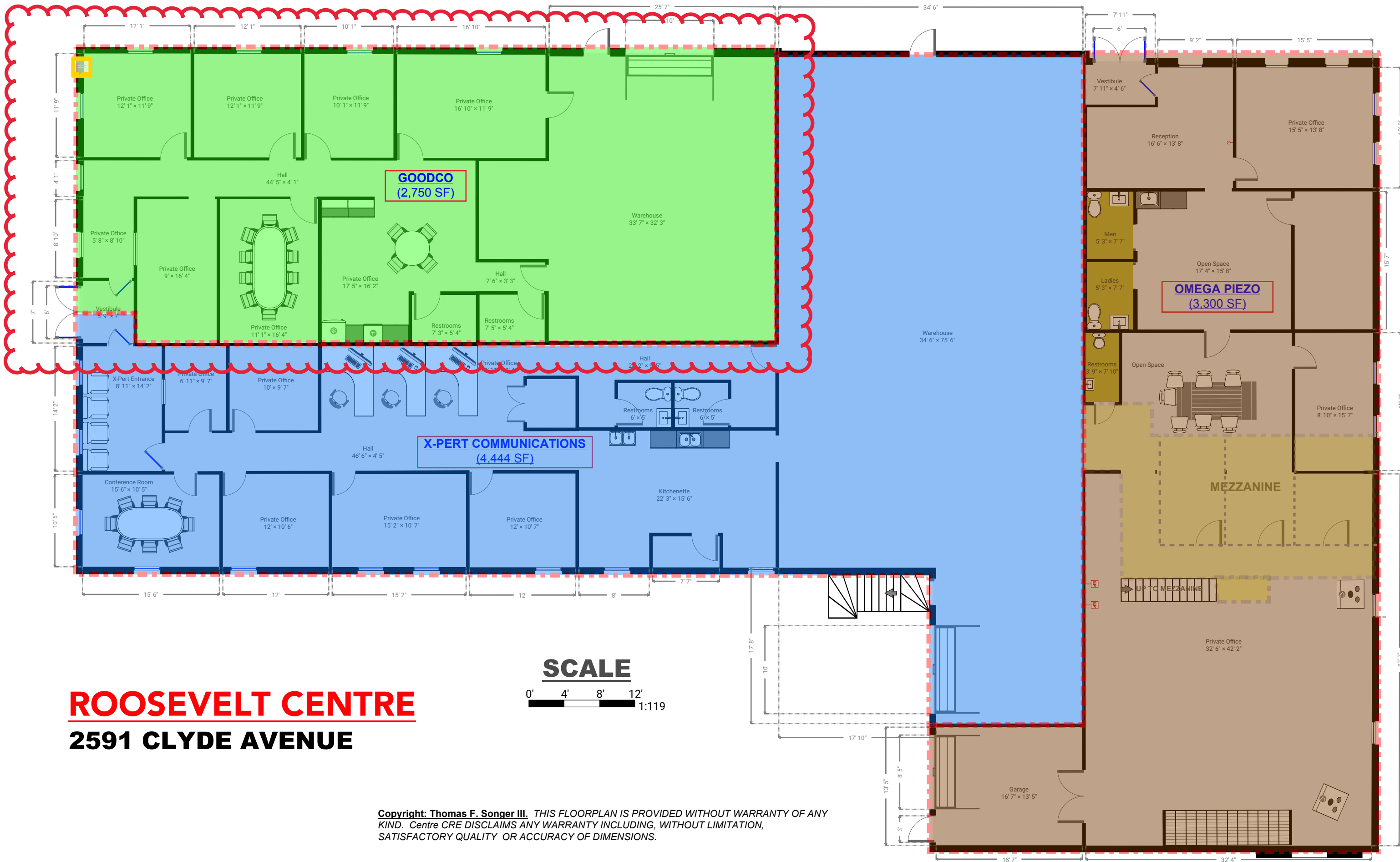
Roosevelt Centre
2591 Clyde Avenue | State College, PA 16801



Available Spaces

Space	Size	Term	Rate	Space Use	Condition	Available
2591- Suite 2	2,750	3-Year Min	\$14.00 /sf/yr	Office/Indust.	Vacant	11-01-2022
2595- Suite 2	2,250	3-year Min	\$14.00 /sf/yr	Office/Indust.	Vacant	11-01-2022





ROOSEVELT CENTRE

2591 CLYDE AVENUE

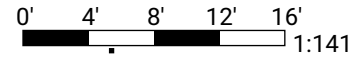
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ROOSEVELT CENTRE

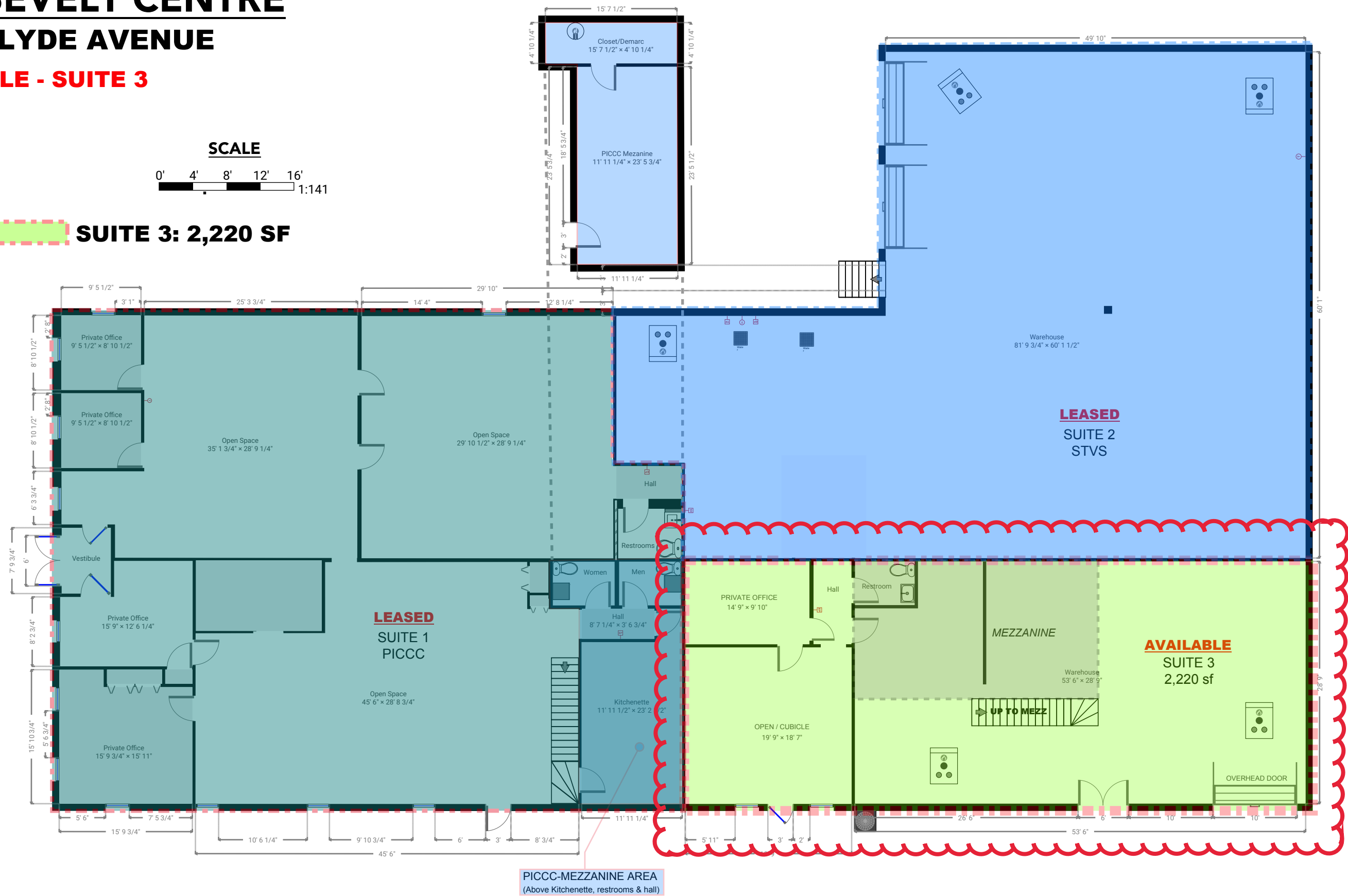
2595 CLYDE AVENUE

AVAILABLE - SUITE 3

SCALE



SUITE 3: 2,220 SF



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SECTION III

Photos and Demographics



DEMOGRAPHICS

Roosevelt Centre
2591 Clyde Avenue | State College, PA 16801



Population	1 Mile	3 Miles	5 Miles
Male	1,156	7,778	41,463
Female	1,163	5,598	38,141
Total Population	2,319	13,376	79,604
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	326	1,354	6,867
Ages 15-24	338	1,333	6,870
Ages 55-64	339	2,103	6,913
Ages 65+	311	2,349	9,884
Race	1 Mile	3 Miles	5 Miles
White	2,229	11,559	68,252
Black	17	1,243	3,500
Am In/AK Nat	N/A	N/A	14
Hawaiian	N/A	N/A	3
Hispanic	16	384	2,281
Multi-Racial	68	816	4,158

Income	1 Mile	3 Miles	5 Miles
Median	\$75,186	\$65,068	\$43,019
< \$15,000	N/A	240	6,689
\$15,000-\$24,999	77	357	4,045
\$25,000-\$34,999	76	243	2,504
\$35,000-\$49,999	109	426	3,684
\$50,000-\$74,999	270	800	3,917
\$75,000-\$99,999	152	700	2,155
\$10,000-\$149,999	181	833	2,691
\$150,000-\$199,999	52	205	685
> \$200,000	14	101	764
Housing	1 Mile	3 Miles	5 Miles
Total Units	857	4,129	26,219
Occupied	800	3,881	24,989
Owner Occupied	676	2,936	9,459
Renter Occupied	124	945	15,530
Vacant	57	248	1,230

PROPERTY PHOTOS

Roosevelt Centre
2591 Clyde Avenue | State College, PA 16801



PROPERTY PHOTOS

Roosevelt Centre
2591 Clyde Avenue | State College, PA 16801



Centre CRE Team Members



Thomas Songer, CCIM, PE, MCNE

Principal, Broker

Centre CRE | State College, PA

P: 814.237.8786 M: 814.404.7284

www.CentreCRE.com

I am a commercial real estate associate broker, focused on the Central Pennsylvania market, Centre County, State College and areas surrounding the Penn State University Park Campus. I am also a registered Professional Civil Engineer with a B.S. in Environmental Engineering Technology. My years in and around real estate have given me an extensive background in commercial and residential building technologies, land development, commercial property management, investment property analysis and sustainable building practices.

I am a Certified Commercial Investment Member (CCIM) designee, a member of the state, local and national associations of Realtors, as well as our local, state and national Builders Associations. I have specific interests in building technologies, including sustainable building, development, and design, as well as building automation and management. I have also attained a Masters Certified Negotiation Expert (MCNE) designation.

I believe in being involved in my community and sit on various boards and committees for organizations that I feel are important to the unique character of our community including LifeLink Ambulance Service, Special Olympics PA Summer Games, various affordable housing committees, and builders and realtors committees.



Frank Savino, Commercial Realtor

Principal, Commercial Agent

Centre CRE | State College, PA

Office: 814.237.8786 Mobile: 814.280.2672

email: Frank@CentreCRE.com

www.CentreCRE.com

Frank is seasoned in commercial real estate, working with local, regional and national firms. His family has lived in the State College area for 25 years, and he continuously gives back to the community. Frank has been active in Scouting in many roles, volunteered with Habitat for Humanity and United Way, and most recently was named Executive Director of Central Pennsylvania July 4th, Inc. (4th Fest).

Frank has extensive experience in manufacturing facilities based on his 25+ years with Owens Corning. He has successfully completed multiple business turn-arounds, utilizing his financial background and interpersonal skill sets, and assisted with many start-up companies finding the right real estate solution to meet their needs.

If you are looking for a representative who will be open minded and share the best of ideas so you, the client, can make an informed decision, Frank has demonstrated this over and over successfully with your interest first.