

PROFESSIONAL OFFICE BUILDING

ROOSEVELT CENTRE

2591 Clyde Avenue
STATE COLLEGE, PA 16801



Details

Lease Area: 4,400sf

2,086sf Office \$2,800/Mon.

2,358sf Warehouse \$2,800/Month

Total: \$5,600/Month

Terms: Minimum 3 Year

Available:

Included in Lease Rate:

Property Taxes

Insurance

Grounds Maintenance

Snow and Lawn Care

Trash

Maintenance

Tenant Responsible For

Gas, Electric, Sewer, Water, Phone, Internet and
Cable

Parking: Free on site

Municipality: College Township

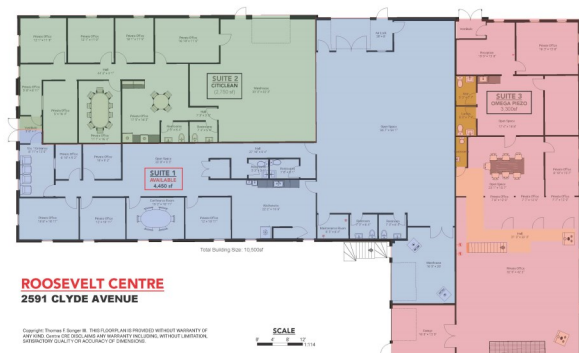
Zoning: Professional, Medical, Business Offices, Light Industrial, R&D, Warehouse

Available for Rent **4,400SF**

2,086sf Office and 2,358sf warehouse

FEATURES & AMENITIES:

- Office Space & Warehouse
- Loading Dock
- Overhead door at grade
- Warehouse has HVAC
- No Triple Net charges
- ADA/Handicap Accessible
- 5 miles from Penn State Campus and downtown State College
- 2 miles from I-99
- CATA bus stops nearby

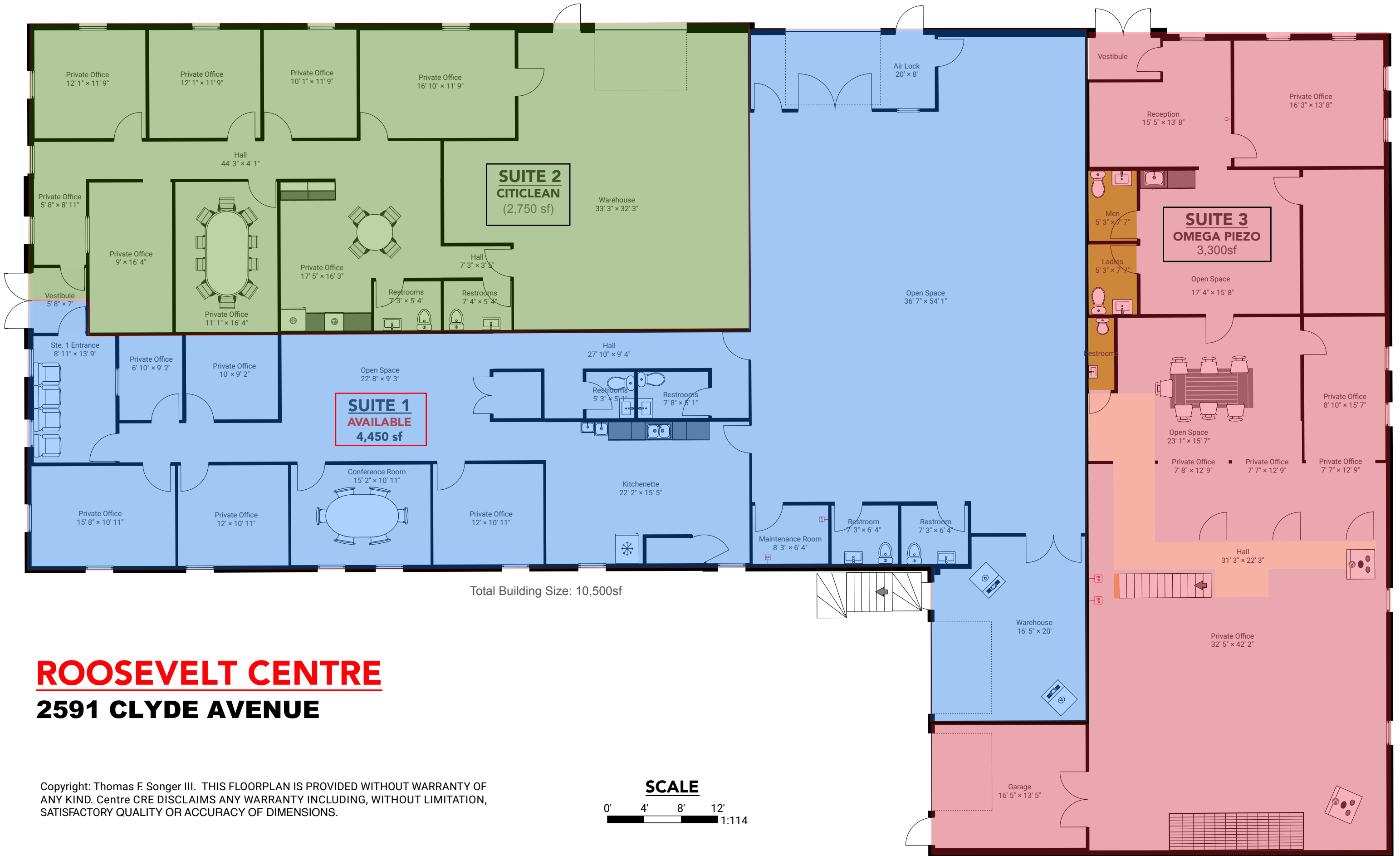


FOR MORE INFORMATION:

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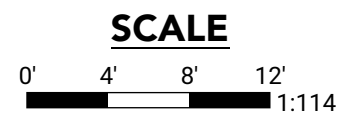




ROOSEVELT CENTRE

2591 CLYDE AVENUE

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ZONING

200 Attachment 16

Township of College

Criteria and Standards for the General Industrial District (I-1)

[Amended 3-11-1993 by Ord. No. O-93-02; 6-23-1994 by Ord. No. O-94-03; 10-16-1997 by Ord. No. O-97-05; 5-17-2001 by Ord. No. O-01-03; 1-19-2006 by Ord. No. O-06-06; 3-1-2007 by Ord. No. O-07-01; 9-6-2007 by Ord. No. O-07-13; 12-3-2009 by Ord. No. O-09-17; 11-21-2013 by Ord. No. O-13-07; 3-19-2015 by Ord. No. O-15-03; 4-16-2015 by Ord. No. O-15-05; 8-20-2015 by Ord. No. O-15-08; 8-18-2016 by Ord. No. O-16-04]

PERMITTED USES	Lot Requirements The following lot requirements shall be met for each primary use:			Yard Setback Requirements The following yard requirements shall be met:			Maximum Height (feet)
	Minimum Size	Minimum Width (feet)	Maximum Coverage	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	
<p>Land and structures may be used for only the following:</p> <p>Primary Uses</p> <p>(1) Auto wrecking, junk and scrap establishments; see § 200-33</p> <p>(2) Bulk storage of materials; see § 200-33</p> <p>(3) Business services</p> <p>(4) Commercial parking lots</p> <p>(5) Commercial and fleet vehicle wash facilities; see note 2</p> <p>(6) Construction equipment and vehicles, rental, sales, service and storage of</p> <p>(7) Data center</p> <p>(8) Freight handling equipment and vehicles, rental, sales, service and storage of</p> <p>(9) Industrial services</p> <p>(10) Manufacturing facilities</p> <p>(11) Mini storage/self-storage facilities</p> <p>(12) Motor vehicle fueling station; see also § 200-11C¹ and § 200-28C</p> <p>(13) Motor vehicle maintenance/repair and storage</p> <p>(14) Office uses</p> <p>(15) Radio and television studios</p> <p>(16) Research, engineering and testing laboratories</p> <p>(17) Solar energy systems</p> <p>(18) Utility facilities</p> <p>(19) Vocational/technical schools</p> <p>(20) Warehousing, wholesaling, distribution and freight movement/handling facilities</p> <p>(21) Wireless communications facilities; see §200-39.1.</p> <p>(22) Bulk storage of gas, petroleum, gasoline and other petroleum derivatives; explosives</p> <p>(23) Intensive manufacturing facilities</p> <p>(24) Power generation facilities</p> <p>(25) Nonindustrial uses by conditional use; see Chapter 87, Conditional Uses</p>	The minimum lot size shall be determined on the basis of the minimum width, maximum coverage yard setback, parking and other requirements contained in this section and chapter	150	50% (buildings) 75% (total impervious)	50	25	50	45
100 (see note 1)				100 (see note 1)	100 (see note 1)		
See § 87-20 for lot requirements, yard setback requirements and maximum height restrictions.							

¹ Editor's Note: For automobile service stations, see § 200-114.

COLLEGE CODE

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	Minimum Size	Minimum Width (feet)	Maximum Coverage	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	
Land and structures may be used for only the following:							
Accessory Uses							
(26) Retail sales and customer service areas as an accessory use to any permitted primary uses listed above and in accordance with the requirements of § 200-28D, Retail sales and customer service.	See primary use to which it is accessory.						
(27) Customary uses accessory to the above, essential services							

NOTES:

- (1) Setback shall be increased to 300 feet of any zoning district other than General Industrial District (I-1) or Rural Residential (RR).
- (2) This kind of a facility is intended to provide services to businesses and not intended for the washing of personal vehicles.