

# Light Industrial Space For Lease

270 Rolling Ridge Drive  
Bellefonte, PA 16823

Research & Development  
Light Industrial

FOR LEASE



— 270 Rolling Ridge Drive —

## Highlights

- 7,486 sf Lt. Industrial & Production Space
- Property is located in the PA-KIZ Zone. Tenant's and/or owners may be eligible for tax incentives.
- Easy access to I-99, I-80, Rt.322
- Shipping/Receiving via 2 Dock Bays with hydraulic levelers and seals, at-grade dock
- Ceiling heights of 16'-22'
- Fully fire-sprinklered
- Lab space with hoods in-place
- Mix of office, light-industrial and warehouse space.
- Space if flexible for many different uses
- Space available January 2024



# TABLE OF CONTENTS

**THOMAS SONGER, CCIM**

BROKER, PRINCIPAL

O: (814) 237-8786

C: (814) 404-7284

Tommy@CentreCRE.com

RM424569, Pennsylvania

**FRANK SAVINO**

COMMERCIAL AGENT

O: 814.954.7654

Frank@CentreCRE.com

RS320116

Property Summary

Location Maps

Regional Map

Penn Eagle Business Map

270 Rolling Ridge Floor Plan

Available Spaces

Suite 100 Floor Plan

Property Photos

CCRE Team Bios

# SECTION I

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## Summary & Maps





# PROPERTY SUMMARY

T. Jefferson Building  
270 Rolling Ridge Drive | Bellefonte, PA 16823



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## Property Summary

|                |                  |
|----------------|------------------|
| APN:           | 12-003-124R      |
| Building Size: | 44,157           |
| Available SF:  | 6,000            |
| Ceilings:      | 16'-22'          |
| Dock Doors:    | 2                |
| Grade Doors:   | 1                |
| Floors:        | 1                |
| HVAC:          | Forced Air, Gas  |
| Lease Rate:    | \$13.00/sf/yr    |
| Lot Size:      | 3.19 Acres       |
| Parking:       | Free, Off-Street |
| Zoning:        | Industrial       |

## Property Overview

For Lease: 7,486 sf of clean production/flex/R&D space available for lease. Features include hoods & venting for labs, plenty of 3-phase power/water/natural gas and heavy duty slab-on-grade construction making the space suitable for many uses. All spaces have access to the two loading docks and at-grade door for shipping and receiving purposes.

The property is fully sprinklered, heat/AC is available to all sections of the building. 2 Dock-high docks w/ seals and hydraulic-levelers, 1 at-grade door, private entrances to most suites, ample parking, and 16'-20' ceiling height round out the features of this building.

Perfect for a new or existing business in need of wet-lab, office, light manufacturing and/or research and development space close to Penn State and transportation routes.

## Location Overview

The property is strategically located within 1 mile of the I-99 corridor and 8 miles from I-80. Also conveniently located between Bellefonte and State College providing easy access to all points in Centre County and beyond.



# LOCATION MAPS

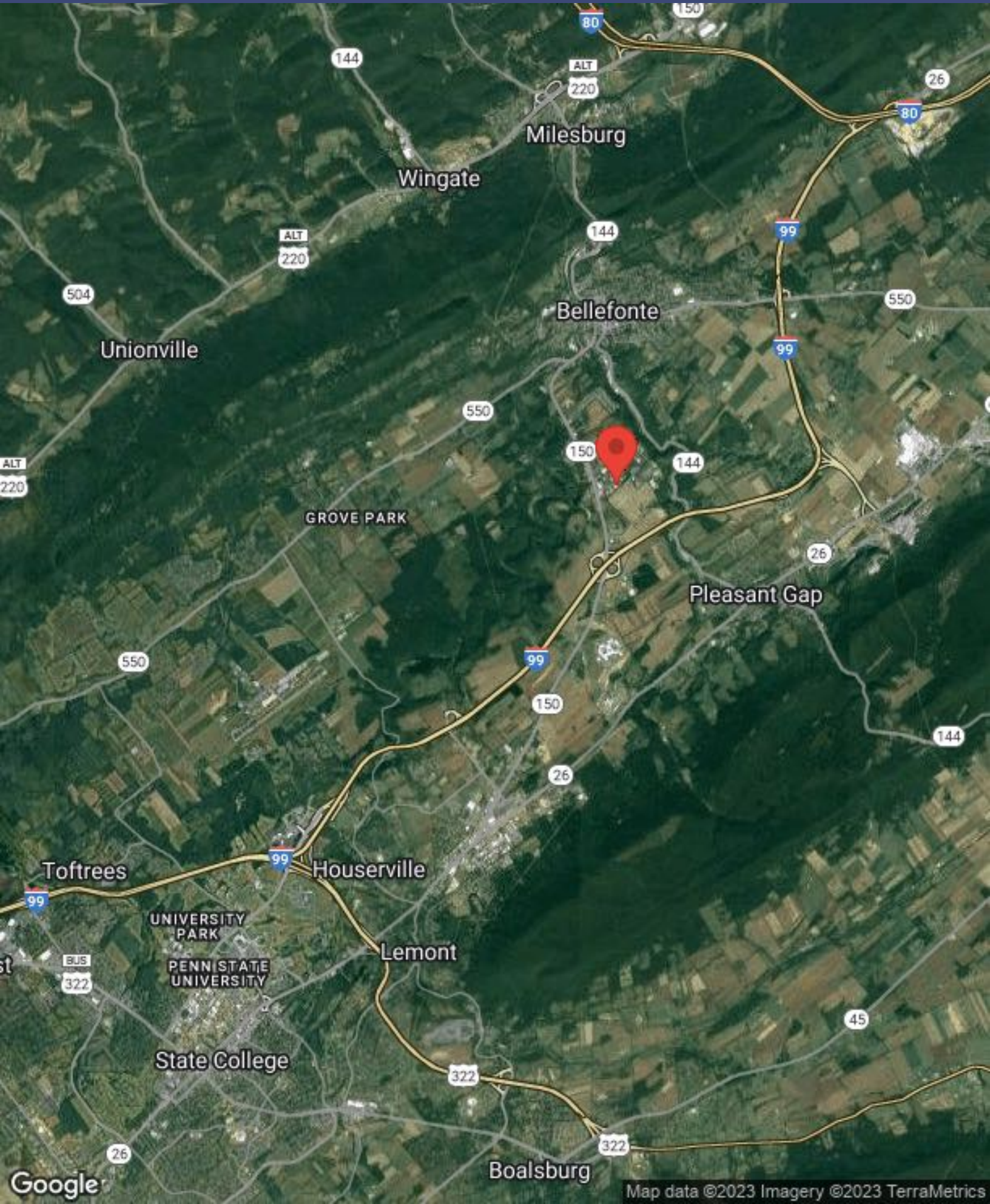
T. Jefferson Building  
270 Rolling Ridge Drive | Bellefonte, PA 16823





# REGIONAL MAP

T. Jefferson Building  
270 Rolling Ridge Drive | Bellefonte, PA 16823





# PENN EAGLE PARK - BUSINESS MAP



6 Ac Lot

 ServiceMaster

 Predator Trucking

Guidedwave (FBS, Inc.)

Ciesco Inc

Foundation Bdg. Mats

RMC Ox-Yoke


Victorian Signs

Big John Corp

Piezo Kinetics

Strouse Electric

 Fulton Bank

 Sullivan's Mini-Storage

 Culligan

Superstar Athletics

Custom Stone Interiors

 Sheetz

Confer Ford

# SECTION II

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## Floor Plans







# AVAILABLE SPACES

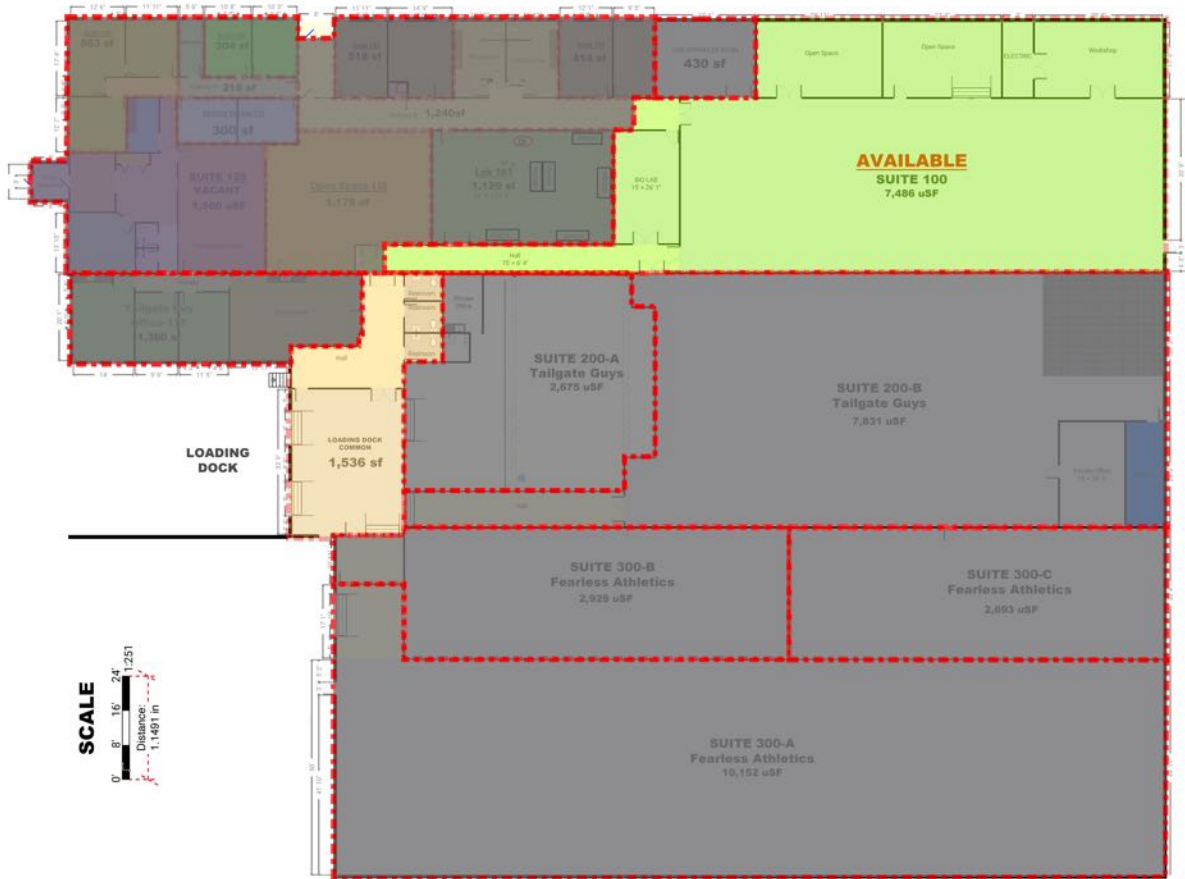
T. Jefferson Building  
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## EXHIBIT A

SUITE 100: AVAILABLE

## JEFFERSON CENTRE

270 ROLLING RIDGE DRIVE  
BELLEFONTE, PA 16823



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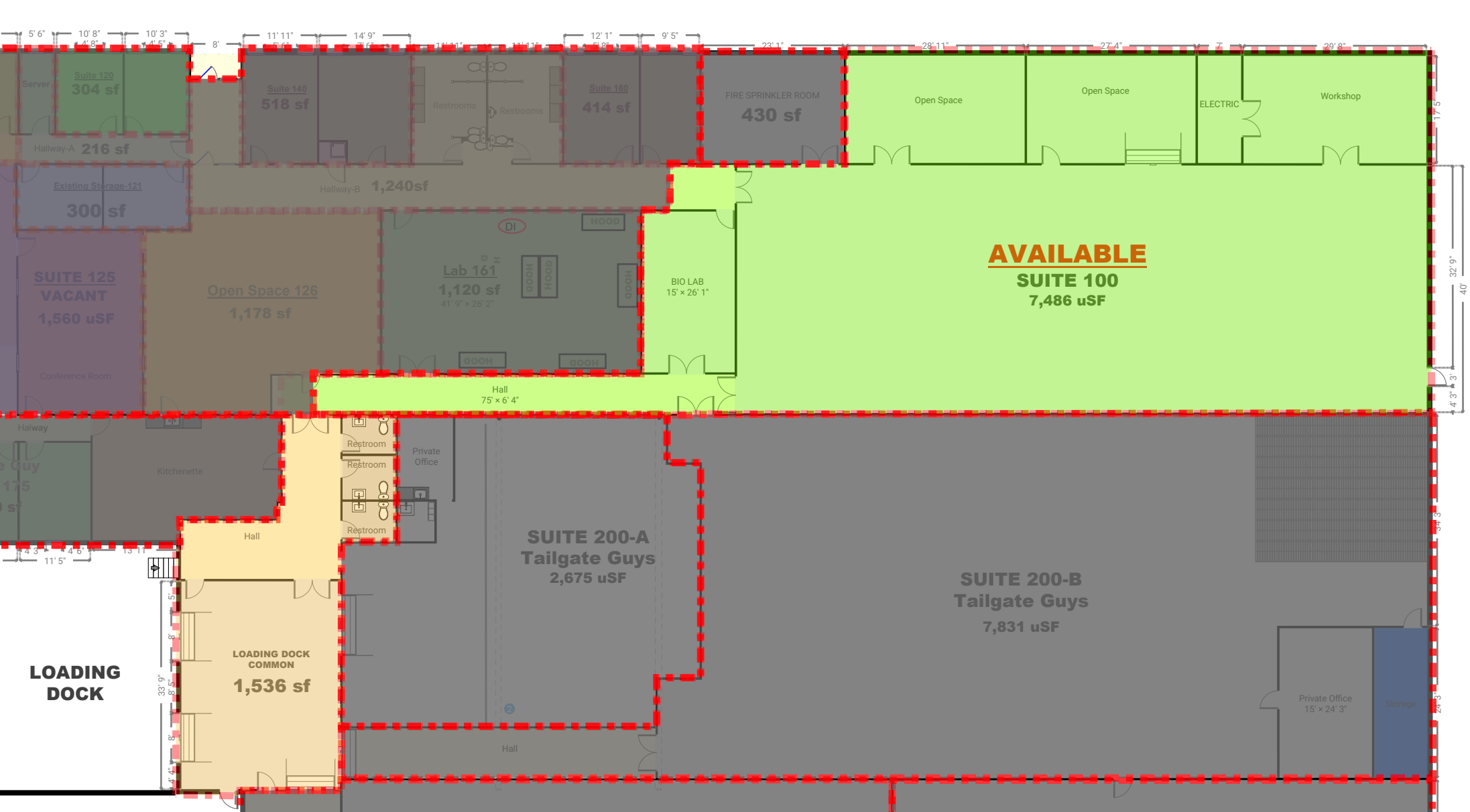
## Available Spaces

| Space | Size | Term | Rate | Space Use | Condition | Available |
|-------|------|------|------|-----------|-----------|-----------|
|-------|------|------|------|-----------|-----------|-----------|



Thomas Songer, CCIM  
(814) 237-8786  
Tommy@CentreCRE.com





**AVAILABLE**  
**SUITE 100**  
**7,486 uSF**

**LOADING DOCK**

**SUITE 200-A**  
**Tailgate Guys**  
**2,675 uSF**

**SUITE 200-B**  
**Tailgate Guys**  
**7,831 uSF**

**LOADING DOCK COMMON**  
**1,536 sf**

# SECTION III

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## Photos and Demographics





# PROPERTY PHOTOS

T. Jefferson Building  
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# 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](http://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](mailto:Frank@CentreCRE.com)

[www.CentreCRE.com](http://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.