

# **WELLSBORO INDUSTRIAL PARK, LP**

## **(FORMER HMAC PLANT)**

Box 57, Wellsboro, PA 16901

Contact: Robert DeCamp  
office@pattersonlumber.com  
570-724-3210

Location: Three (3) miles from Wellsboro, PA, Route 287 North

Plant: Overall condition, excellent to good  
115,500 square feet, Ceilings of 18 -24 feet  
One floor  
Six inch (6") steel reinforced concrete floor  
Pre-engineered building with steel girder support  
Built-up roof, excellent condition  
Automatic Sprinkler System  
Heat is gas fired, space heaters  
Eleven (11) truck docks, standard height  
Municipal water supply  
Municipal sewer supply  
Lighting via high pressure mercury vapor with some metal halide  
Electrical distribution via buss duct  
Transformers:  
2 Three phase 1000 KVA Pad Mount Transformers – 277/480  
Primary voltage 12.5 KV  
Secondary voltage 480

Offices: 5,000+ Square feet, air conditioned and heated  
Separate 50 KVA Pad – 120/240

Land: Approximately 10 acres on Prime Industrial Land  
Excellent expansion possibilities with adjacent 10 acres

Other: Rail siding available on Wellsboro Corning Railroad  
Excellent Highway access from State Route 287 to US 15  
(soon to be Interstate 99). Located in Prime Pennsylvania  
Hardwood Region.