

MOSHANNON VALLEY REGIONAL BUSINESS CENTER SPECIFICATIONS

- LOCATION:** One mile east of Philipsburg along PA Route 322; within the Moshannon Valley Regional Business Park
- HIGHWAYS:** PA Route 322; 10 miles to Interstate 99 in Centre County; 10 miles to Interstate 80 in Clearfield County
- SPACE AVAILABLE:** Total of 29,000 square feet total that is divided into four areas that range in size from 3,700 sf. to 8,000 sf.
- ELECTRIC:** Electricity is provided by Penelec/First Energy; main service is 1600 amps; 480/277/110 3-phase service is available in each space
- HEAT:** Ceiling mounted Reznor-style, propane powered heating units are located within each space
- UTILITIES METERING:** Electric and propane gas services are separately metered
- CEILING HEIGHTS:** 18 ft. at the eaves to 22 ft. in the center of the bldg.
- LIGHTING:** Metal halide light fixtures—277V
- WATER:** 1-inch water line hookups available in each space
- TYPE OF CONSTRUCTION:** Metal Butler-style building with 6 inch concrete floors; fully insulated walls and ceilings
- VENTILATION:** Sidewall mounted ventilation fans are available in each rental space
- CONFERENCE ROOM:** A conference room is available to all businesses located within the MVRBC; air conditioned
- OFFICES:** An office area is available with air conditioning
- SPRINKLER SYSTEM:** The MVRBC is fully-sprinklered