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 CONSTRUC.: 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