FORMER FASTENAL

311 HIGH ST, BRADFORD, PA 16701



FORMER FASTENAL - INDUSTRIAL/FLEX/WAREHOUSE PROPERTY FOR SALE

APEX
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LOCATION DESCRIPTION

Located in the heart of Bradford, PA, this industrial property offers proximity to key points of interest for warehouse and distribution investors. Situated in a thriving business district, the area provides easy access to major transportation routes, including the nearby US Route 219. Within close reach are the Bradford Regional Airport and the Port of Erie, offering strategic logistical advantages. The property also benefits from its proximity to local amenities such as restaurants, hotels, and retail centers, making it an ideal location for businesses requiring efficient industrial operations and convenient access to essential services.

OFFERING SUMMARY

Sale Price	$550,000
Building Size	8,000 SF
Total Lot Size	3.05 Acres



PROPERTY HIGHLIGHTS

- New roof installed in 2021 with 20-year warranty
- Fastenal operates 3,600+ branches and on-site locations in all 50 U.S. States and in Canada, Mexico, Asia, Africa and Europe
- The property offers convenient and direct access to major highways, making it easy for customers, employees, and deliveries to reach the location
- Spacious 3.0-acre parcel offering ample room for future expansion and site customization to suit Tenant/Owner User needs
- Modern industrial infrastructure with high ceilings, Ample parking space for trucks
- Proximity to transportation hubs for efficient logistics, Close to rail and shipping facilities


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EXIT
Safety

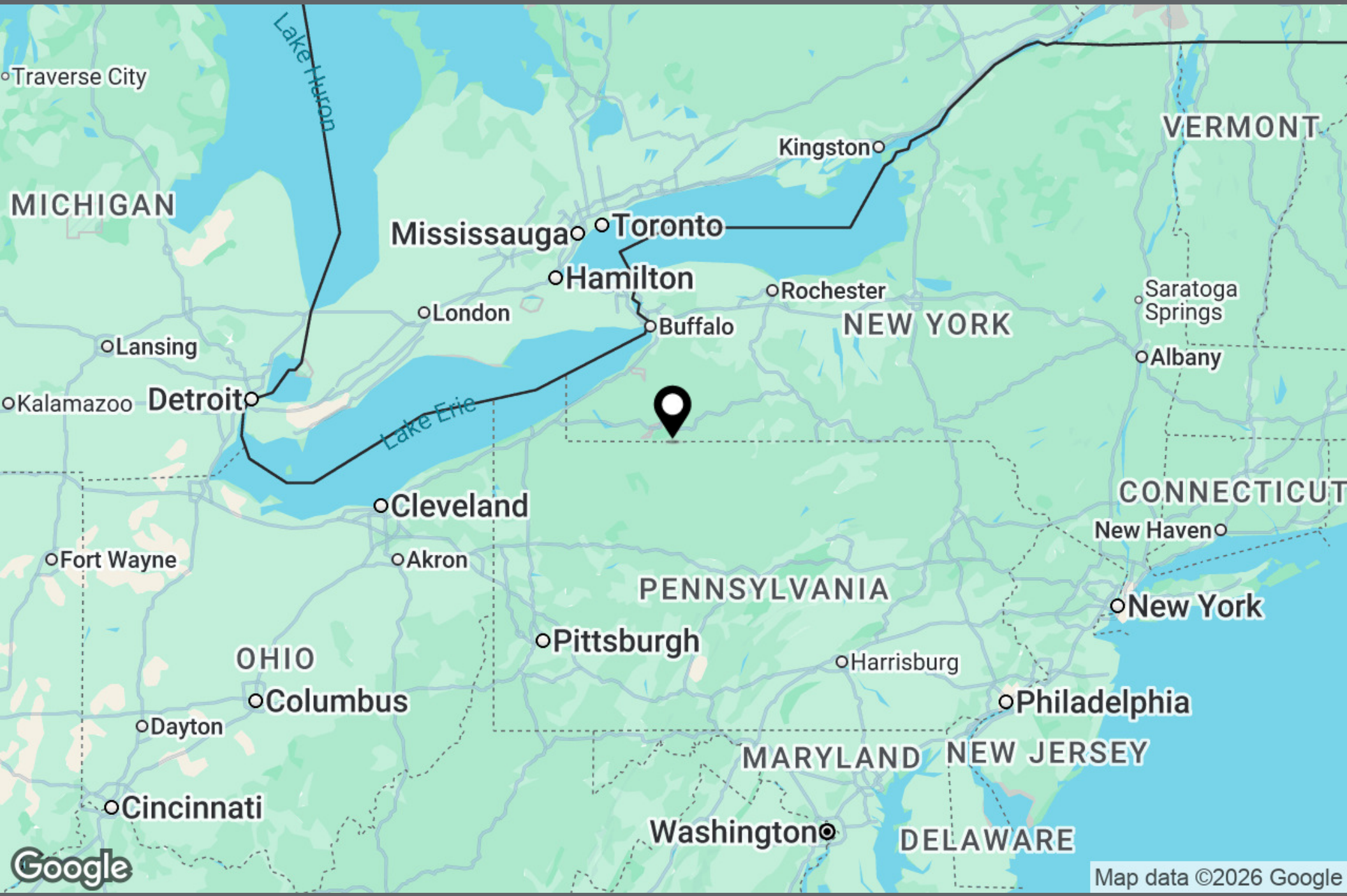

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fastenal.com

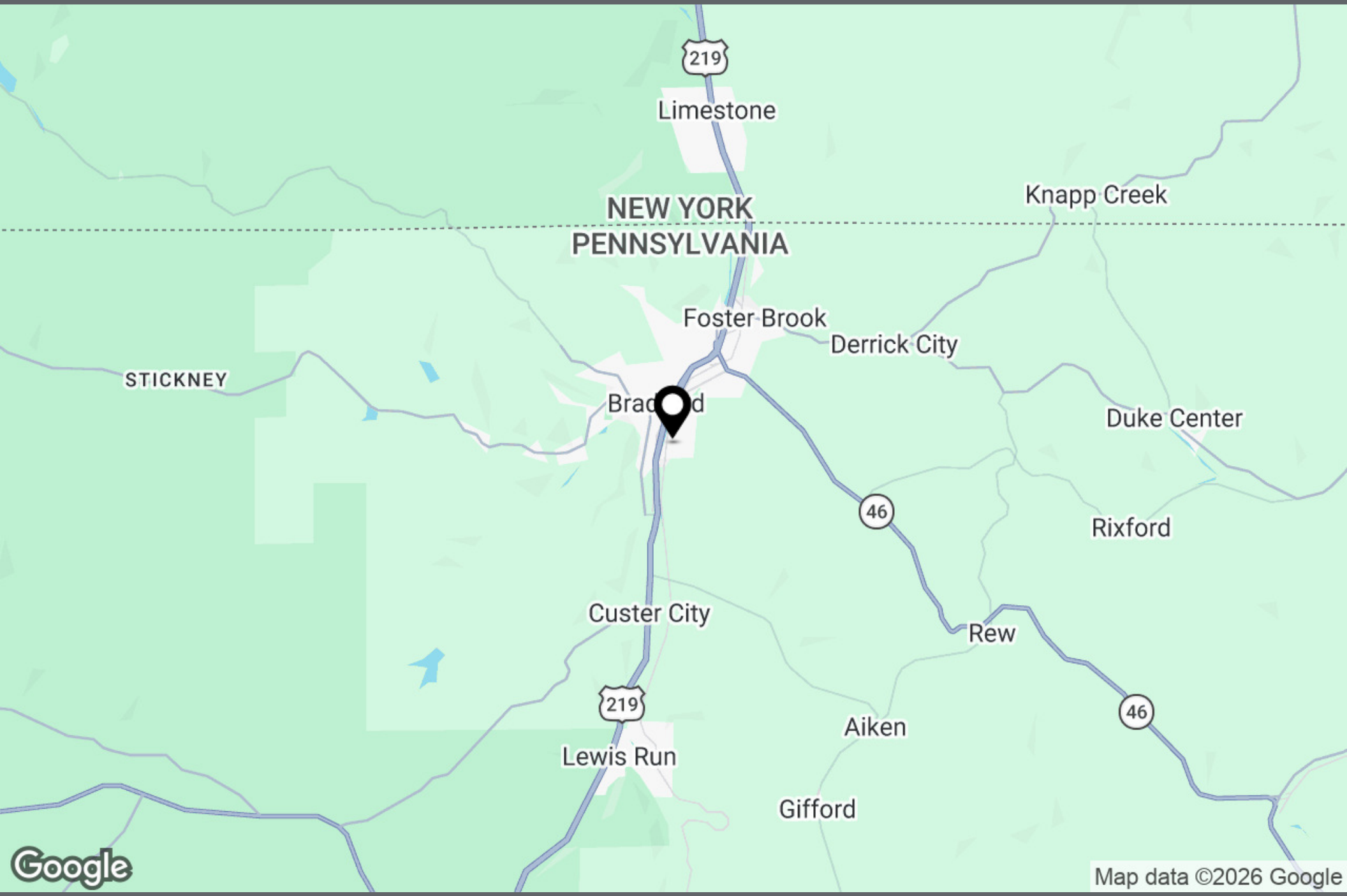

7 Abrasives/Cutting
Drill Bits
Cutting Wheels
Taps
Cup Brushes
Hex Dies
Flap Discs
9 Construction Fasteners
MANAGER'S SPECIAL


TROYER FARMS
Metalico Bradford
Trust the Leader in Scrap Metal Recycling
311 HIGH ST, BRADFORD, PA 16701
8,000 SF
3.05 Acres
The Used CarFactory

AERIAL MAP


Pizza Hut
Northwest
FedEx
Domino's
PNC
SUBWAY
CVS
DOLLAR GENERAL
DUNKIN'
TOPS
Friendly Markets
219
ExxonMobil
Best Western PLUS
Elm St
Advance Auto Parts
TROYER FARMS
QUALITY INN & SUITES
South Ave
SPORTSMANS WAREHOUSE
Pittsburgh - Buffalo Hwy
Marty's AUTO SERVICE
MIDWAY INDUSTRIAL SUPPLY
Sears
Safelite AutoGlass
Seneca distributions
The Used CarFactory


Traverse City
Lake Huron
MICHIGAN
Kingston
VERMONT
Mississauga
Toronto
Hamilton
Rochester
Saratoga Springs
London
Buffalo
NEW YORK
Lansing
Albany
Kalamazoo
Detroit
Lake Erie
Cleveland
CONNECTICUT
New Haven
Fort Wayne
Akron
PENNSYLVANIA
New York
Pittsburgh
OHIO
Harrisburg
Columbus
Philadelphia
Dayton
MARYLAND
NEW JERSEY
Cincinnati
Washington
DELAWARE
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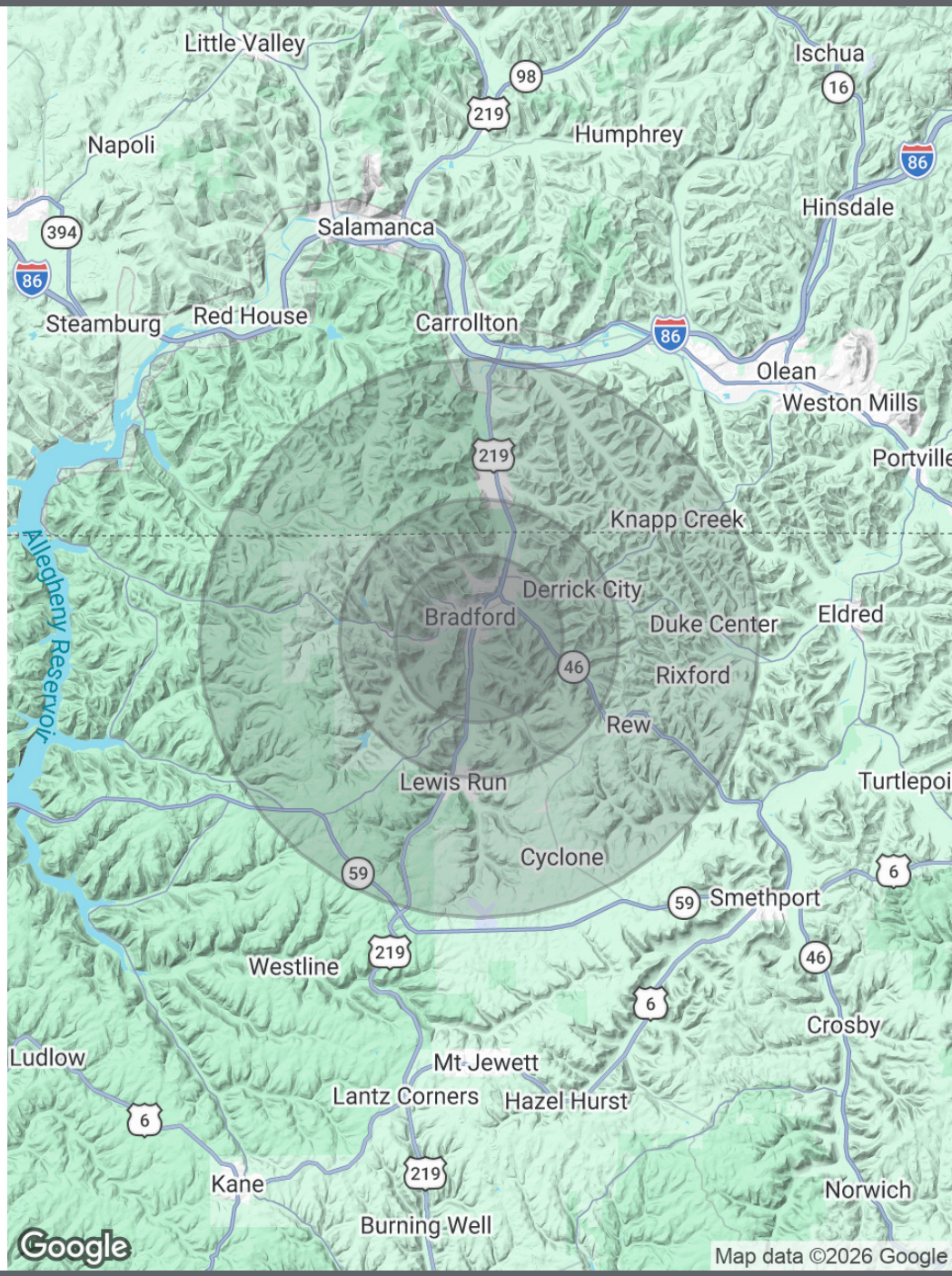

219
Limestone
NEW YORK
PENNSYLVANIA
Knapp Creek
Foster Brook
Derrick City
STICKNEY
Duke Center
46
Rixford
Custer City
Rew
219
Aiken
46
Lewis Run
Gifford
Google
Map data ©2026 Google

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	12,739	16,033	22,128
Average Age	41	42	43
Average Age (Male)	40	41	41
Average Age (Female)	43	43	44

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	5,098	6,400	8,681
# of Persons per HH	2.5	2.5	2.5
Average HH Income	$78,259	$80,647	$80,280
Average House Value	$128,463	$132,234	$139,847

RACE	3 MILES	5 MILES	10 MILES
Total Population - White	11,482	14,470	19,747
Total Population - Black	241	344	848
Total Population - Asian	95	119	134
Total Population - Hawaiian	2	2	2
Total Population - American Indian	59	68	102
Total Population - Other	94	106	119

2020 American Community Survey (ACS)





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