Agent Full

Listing

Commercial/Industrial Property



MLS#: **189808** Status: **ACT 03/04/2026** Area: **8** L/Price: **$5.50**
Address: **6550 W RIDGE Road** O/Price: **$5.50**
USPS City: **Fairview** Zip:**16506** Type: **INDLSE**
Municipality: **Fairview Township**
Ap LotSz: **590x583** Acreage: **16.53** DOM: **2**
Co Index: **21-054-075.0-006.00** Zoning: **I-3** Zoning 2:
Co Index 2:

BUILDING INFORMATION

Total SF: **25474/ASSESS** Construc: **MIXED** Yr Built:
Office SF: Min Rts: #RestRm:
Leased: **N** #Park/Surf:
RailSdng: #OverhdDr: **4** #DockLvlrs: **2**
Sprnklr: Crane Cap: Ceil Ht: **22**
Fencing: Pres Use:
Site Study: **N** Wetlnd Stdy: **N** Survey: **N**
Audio/Video Rcrd Device on Premise: **Yes**

Recent: **3/6/26 : NEW**

LEASE INFORMATION

Lease:

UTILITIES

Heat: **REMARKS** Water: **PUBLIC**
Fuel: **GAS** Sewer: **PUBLIC**
A/C: Amp/Volt/Ph:
Rmks: **Rent is $5.50 per SQFT, NNN. Available space includes building sections A, B, C, D, and F (see attached drawing). Newly renovated industrial space in Fairview available for lease located on RTE 20 between Dutch Road and Manchester Road. Property has 2 loading docks, 4 overhead doors, and new reznor heaters. Property is zoned I-3 Heavy Industrial; see permitted uses attached. Owner may subdivide and lease building sections A, B, C, and D (totaling 10,406 SQFT) separate from building F. Ceiling Heights vary. Security deposit to be determined.**

Recording Device Desc: **Security**

Dir: **Going East on RTE 20 toward Millcreek, the property is on the left after the intersection of RTE 20 and Dutch Rd.**

Prvt REALTOR Rmks:

FINANCIAL INFORMATION

Sellers Disclosure: **N**
Deposit: **$0**

County/Yr: **$2573 / 2025**
School/Yr: **$8226 / 2025**
City Twp/Yr: **$292 / 2025**
Total Taxes: **$11,091**
Transfer Tax: **N/A**

Assessed Value
Land: **$155,400**
Imprv: **$233,870**
Totl: **$389,270**

LISTING OFFICE INFORMATION

LPID/Offce: **TERELLAD106** / **PASR01**
Agent # / Broker #: **RS127138A** / **RB066457**

Show: **CAGT, CLO**

Poss: **ATCLOSING**

Office: **Passport Realty LLC**
Agent: **Daryl Terella**
dterella@1passport.com
Agent:
PossDate:

Phone: **(814) 454-1800**
Phone: **(814) 454-1800**
Phone:
L/Date: **03/04/2026**
X/Date: **03/04/2027**