

AVAILABLE

GAS DRILLING SUPPORT FACILITY

72.58 ACRES

IMPROVEMENTS: 43,150 SF

IMPROVED SITE: 16 ACRES

ASKING \$4,600,000

OFFERED BY:

UNITED COUNTRY-TOM MULLEN & ASSOCIATES

CALL TOM 607-592-1756

email: tom@tommullenandassociates.com

PROPERTY OVERVIEW

This unique property is one of the best built and functional natural gas drilling support facilities in the Marcellus Shale region.

Build in 2010-2011, this 13-year-old, well-designed site is improved by 55,050 square feet of functional buildings, parking lots, perimeter fencing with electronically controlled gates, large-scale truck / trailer servicing, repair and washing capabilities, above-average administration and support annex, and extra-large stoned tractor-trailer parking areas. All improvements on this support facility are in above-average condition evidenced by the pride of ownership shown by the employees and management.

DESCRIPTION OF THE SITE

This 72.58 acre, surveyed site encompasses a 16-acre perimeter fenced gas drilling support facility. There is approximately 15 adjoining acres of paved and lighted access road leading up from Route 6. This area holds a half-acre settlement pond utilized to treat the volumes of water for truck / trailer washing.

The remaining 42 acres is a rolling topography of light woodland, native pasture and wildlife habitat lying between Route 6 and Orebed Road in Charleston Township, Tioga County, Pennsylvania. The site is serviced by municipal wastewater sanitary service supplied by Charleston Township and also a high-volume private well.

PROPERTY HIGHLIGHTS

- 72.58-acre gas drilling support facility; fully operational on Route 6 near Wellsboro-Mansfield, Tioga County, Pennsylvania.

Main Administration Building: fully equipped with executive office, private offices, work stations, conference rooms, lab room, employee restrooms & showers. Excellent condition. 2 floors with elevator. 16,000 SF

6 truck / trailer drive-thru service and repair shop. 2 overhead walking cranes, 6 high bay 16 foot overhead doors. 28-foot ceiling height: 12,000 SF

Total Main Building: 28,000 SF

- Truck Washing Building: 60x80 = 4,800 SF
High ceilings with special elevated walkways to facilitate upper truck / trailer washing in (2) bays. Third bay is utilized for special cleaning procedure. High volume water capabilities.
- Warehouse: 70x75 = 5,250 SF
High ceilings with special UV heat units in place. Office, racking, open bays, good condition.

- Open One-side Storage Building: 30x120 = 3,600 SF
Long-term storage building utilized for bulky items and spare equipment. Concrete floor, good condition.
- Well House: 30x60 = 1,800 SF
Stand-alone building that is connected to a deep well and houses a 6,000 gallon pressurized storage tank and controls. Good condition.
- **Total Improved Structure = 43,150 SF**
- Concrete drives, walks, work pads: 42,500 SF
- Amesite driveways, parking areas, work areas: 75,000 SF
Crushed and rolled stone truck parking yards
- Concrete, curbed and lighted entrance road
- Developed site is completely perimeter fenced.
- All improvements are in above-average condition.

OFFERING SUMMARY

Sale Price:	\$4,600,000
Site:	72.58 acres; 16 acres developed & operational site
Improvements:	55,050 SF of high value improvements
Zoning:	Industrial (fully in compliance)
Assessment:	\$3,609,630
Annual Real Estate Taxes:	\$49,458.90
Owner:	Patterson-UTI Management Services LLC
Current Operator:	Nex-Tier Transportation Services
Listing Agency:	United Country-Tom Mullen & Associates, Waverly, NY
Listing Broker:	Thomas J. "Tom" Mullen phone: 607-592-1756 Email: tom@tommullenandassociates.com
Showing Instructions:	Property available for immediate showing; to establish appointment call listing broker. Broker must be present at all showings. Phone 607-592-1756.

AREA DESCRIPTION

Tioga County, Pennsylvania is located in the Northern Tier region and bordered by the State of New York on the north. The counties of Susquehanna, Bradford, Tioga and Potter comprise this region. It is well known for its natural beauty of forested mountains and scenic rivers, creeks and lakes. Of the many special attractions is the Grand Canyon of Pennsylvania, formed by the Pine Creek Gorge and located ten miles west of Wellsboro which is the Tioga County seat. The region has a very rich history of diverse agricultural production, forestry, manufacturing; rooted by over a dozen nationally known corporations. Primary and secondary education is a very important component of the region's economy.

The very highly-regarded quality of life in the region has made it a prime location for retirement couples from metropolitan areas to move to. Tioga County has been a prime beneficiary of this movement.

MARCELLUS SHALE NATURAL GAS EXPLORATION & LEASING

Beginning in 2008 the Northern Tier region experienced a gold rush unlike anything seen in the state before, with the discovery of an energy rich sedimentary rock formation that stretches deep beneath the region and named the Marcellus Shale. The Marcellus Shale research study by geoscientists at Penn State and neighboring New York State universities indicated that the shale could contain more than 500 trillion cubic feet of natural gas. Major natural gas drilling and production companies have utilized recent advances in drilling technology to become well established in the Northern Tier region. As drilling and production increased, the region has been designated the second highest natural gas production area in the United States. The royalties paid to leasing landowners and production impact fees paid to the state, counties and municipalities has amounted to over a billion dollars. This economic boom to the region's economy has been very substantial.

Property Location: The facility is located approximately 6 miles east of Wellsboro, Tioga County, Pennsylvania. It borders US Route 6 and Orebed Road in Charleston Township. The major north/south traffic corridor on Route 15 (Interstate 99) is 8 miles to the east. It is an easy commute north to Corning and Elmira, New York and south to Williamsport. The closest major carrier airport is 40 miles northeast in Big Flats, New York.























