

# MIDDLETON PROPERTIES WEST

500 Woodlawn Road, Aliquippa, PA 15001

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Lease Rate:	Negotiable
Sale Price:	Subject to Offer
Lot Size:	15.0 Acres
Year Built:	1965
Building Size:	260,000 SF
Renovated:	2010
Zoning:	I - Industrial
Drone Tour:	<a href="https://youtu.be/JiYQeXCe1IY">youtu.be/JiYQeXCe1IY</a>

### PROPERTY OVERVIEW

Approximately 260,000 SF industrial/manufacturing/warehouse space available for sale or lease

### LOCATION OVERVIEW

Located in Beaver County with convenient access to I-376 (Beaver Valley Expressway) and Route 51. In Aliquippa Industrial Park Enterprise Zone with third party served rail and barge available.

### PROPERTY HIGHLIGHTS

- 252,650 SF Industrial
- 7,350 SF Office space
- Crane serviced with 15-45 ton cranes
- 5 Drive in doors
- Third party served rail and barge available
- 2,000a/120-480v 3p Heavy power
- 40'-50' Ceiling heights
- 200 Parking spaces

All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price rental or other conditions, prior sale, lease or financing or withdrawal without notice.



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## ADDITIONAL PHOTOS



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