

# FOR SALE

**524 ISLAND AVENUE**

**McKees Rocks, Pennsylvania 15136**



- ✦ **22,680 SF Industrial Warehouse Building**
- ✦ 13,720 SF warehouse
- ✦ 6,280 SF first class office space
- ✦ 2,680 SF mezzanine space
- ✦ 24 space adjacent paved parking lot
- ✦ Two drive-in doors
- ✦ **Adjacent to the new CSX rail terminal**
- ✦ Parcel Numbers 43-B-119; 43-B-246; 43-B-248 and 43-B-249
- ✦ Building zoned C-M, Manufacturing
- ✦ Parking lot zoned C-2, Commercial
- ✦ **FOR SALE AT \$650,000**

## EXCLUSIVELY OFFERED BY:

**Michael A. Zappa**  
**Baker Young Corporation**  
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**View the Property at [www.bakeryoung.com](http://www.bakeryoung.com)**

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