

GRANT STREET ASSOCIATES, INC.

TWO WAREHOUSE BUILDINGS FOR SALE 202-203 ARMSTRONG DR.

FREEPORT, PA 16229 - NORTHPOINTE BUSINESS PARK

Saxonburg

50,770 SF TOTAL WAREHOUSE OFFERING - CAN BE SOLD SEPARATELY



OFFERING FEATURES

- 50,770 SF Warehouse Buildings FOR SALE
- Can be purchased together or separately
- 203 Armstrong: 34,270 Warehouse Building
- 202 Armstrong: 16,500 Warehouse Building
- 5.64 total acres (2 parcels 2.82 acres each)
- Business Park Setting Northpointe Business Park
- Immediate Access to Route 28
- 40 total parking spaces

JOHN LISOWSKI Vice President (412) 391-1745 jlisowski@gsa-cw.com

Lic. # RS223178L

EVAN CICIRELLO Vice President 412 697 6558 ecicirello@gsa-cw.com Lic. # RS319106



03 Armstrong Drive

310 Grant Street, Suite 1825, Pittsburgh, PA 412 391 2600 gsa-cw.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance The depiction in the included photograph of any presence, netty sign log or approprint, other than Company offered by GSA in its client. This listing shall not be demend and first base subless or all included photograph of any presence, netty sign, log or approprint, other than Company offered by GSA in its client. This listing shall not be averaged by any presence in the second any presence in

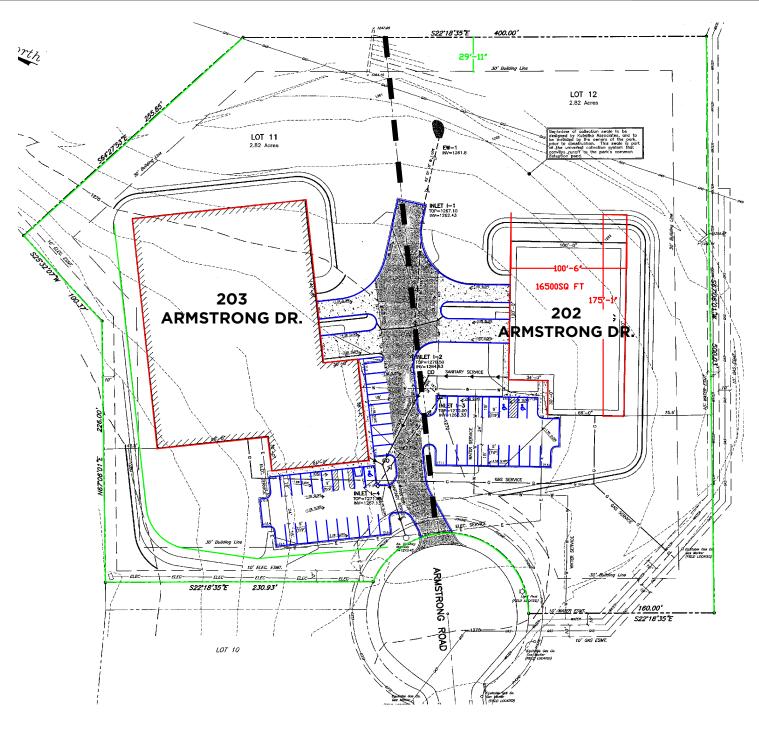


GRANT STREET

ASSOCIATES, INC.

TWO WAREHOUSE BUILDINGS FOR SALE 202-203 ARMSTRONG DR.

FREEPORT, PA 16229 - NORTHPOINTE BUSINESS PARK



JOHN LISOWSKI

Vice President (412) 391-1745 jlisowski@gsa-cw.com Lic. # RS223178L EVAN CICIRELLO Vice President 412 697 6558 ecicirello@gsa-cw.com Lic. # RS319106 **CUSHMAN & WAKEFIELD | GRANT STREET ASSOCIATES, INC.** 310 Grant Street, Suite 1825, Pittsburgh, PA 412 391 2600

gsa-cw.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance The depicion in the included photograph of any person, ethy, sign, logo or poperty, other than frant Street Associaties (GSA) elines and the peoprty offered by GSA, incidental on y and is not intended to connote any affiliation, connection, association, sponsorthy or approval by or between that which is incidentally depicted and GSA or its client. This listing shall deemed and offer bues, subless or any its device of any transmission of rush poperty, and in the event of any transmission of (any) is actually received from suc cipal. No warranty or representation, expressed or implicit, and as to the express terms, rate and conditions of GSAs agreement with its principal, if, and when such commission if (any) is actually received from suc cipal. No warranty or representation, expressed or implicit, made as to the express of the information contained herein, and same is submitted as ubject to error, omission, change of princ, methad or educations, withdrawal without notice, and to any specific listing conditions, imposed by our principal, if, and when such commission if any) is actually received from suc cipal. No warranty or representation, expressed or implicit, made as to the excurscy of the information contained herein, and same is submitted as ubject to error, omission, change of princ, metad or dots, with drawal without notice, and to any specific listing condition, imposed by our principal, if, and when such commission of the subject to error, omission, change of princ, metad or expressed or implicit, metad and the log point and that here and transmit antitoriad by gonomous of the subject to error change there and the log point and that here and that here and that here any to error. If the deared systems is no point of the headers downer. If the and antitoring by gonomous of the antitoring by approximation of the subject termoduce ducation and that here any to error that the headers downer. If the and antitorine by gonomous of t



ASSOCIATES, INC.

WAREHOUSE BUILDING FOR SALE 203 ARMSTRONG DR.

FREEPORT, PA 16229 - NORTHPOINTE BUSINESS PARK



BUILDING FEATURES

- 34,270 Warehouse Building For Sale
 - Warehouse: 30,000 SF
 - Office: 4,270 SF
- One (1) 8' x 9' loading dock additional doors can be added
- One (1) drive-in door 12' x 14'
- Sprinklered Ordinary Wet Hazard
- Ceiling height: 19' 25'
- Located on 2.82 Acres
- **Business Park Setting**
- Immediate Access to Route 28
- 20 parking spaces

JOHN LISOWSKI

Vice President (412) 391-1745 Lic. # RS223178L

EVAN CICIRELLO Vice President 412 697 6558 jlisowski@gsa-cw.com ecicirello@gsa-cw.com Lic. # RS223178L Lic. # RS319106

203 ARMSTRONG DR. 202 RMSTRONG DR. (also for sale)

CUSHMAN & WAKEFIELD GRANT STREET ASSOCIATES, INC. 310 Grant Street, Suite 1825, Pittsburgh, PA 412 391 2600

asa-cw.com

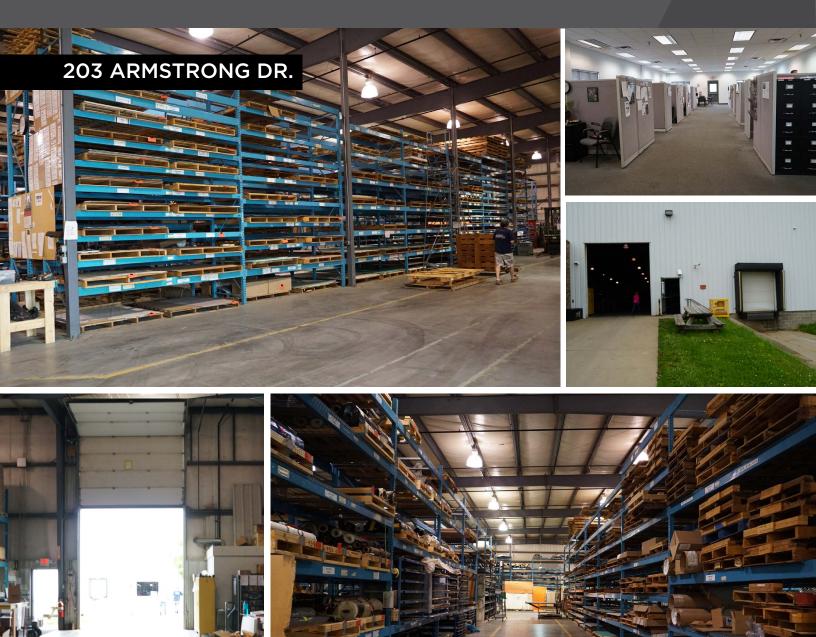
dently Owned and Operated / A Member of the Cushman & Wakefield Alliance





WAREHOUSE BUILDING FOR SALE 203 ARMSTRONG DR.

FREEPORT, PA 16229 - NORTHPOINTE BUSINESS PARK



JOHN LISOWSKI Vice President (412) 391-1745 jlisowski@gsa-cw.com Lic. # RS223178L EVAN CICIRELLO Vice President 412 697 6558 ecicirello@gsa-cw.com Lic. # RS319106 **CUSHMAN & WAKEFIELD | GRANT STREET ASSOCIATES, INC.** 310 Grant Street, Suite 1825, Pittsburgh, PA 412 391 2600

gsa-cw.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance The depiction in the included photograph of any person, ethic, sign, log or property, other than Gent Street Associate's (GSA) client and the property of freed by GSA, is incidental only, and is not intended to connote any efficiency, connection, association, sponsorship or approval by or between that which is incidentally depicted and GSA or its client. This listing shall not be deemed and fire to be ass, subless or association in the vert of any transaction for such property, and is not intended to any cooperating by create any GSA, is incidental only, and is not intended to connote any efficiency, connection, association, sponsorship or approval by or between that which is incidentally depicted and GSA or its client. This listing shall not be deemed and fire to be ass, subless or association within the vert of any transaction for such property in commission. (If any) is actually received from such principal. If any principal is not be associated and the course of the accuracy of the information contained therein and same is summission. (If any) is actually received from such principal. Find State Stat

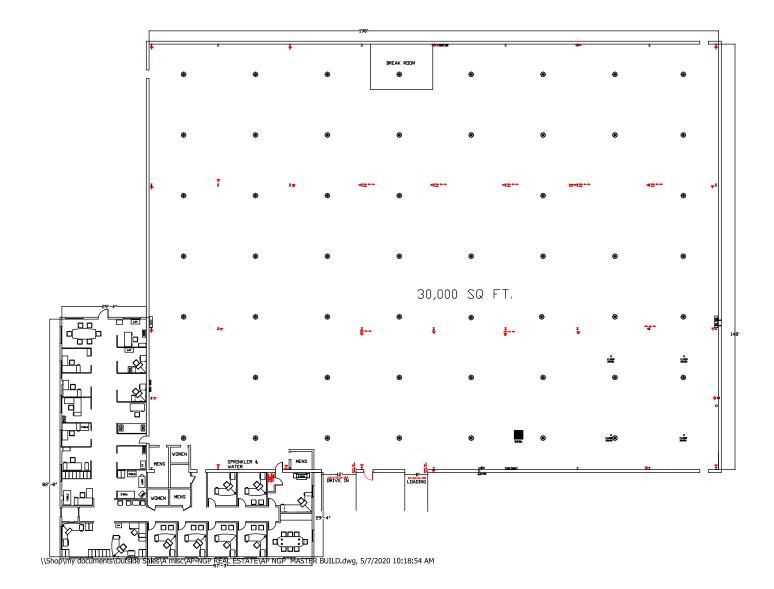


ASSOCIATES, INC.

WAREHOUSE BUILDING FOR SALE 203 ARMSTRONG DR.

FREEPORT, PA 16229 - NORTHPOINTE BUSINESS PARK

203 ARMSTRONG DR.



JOHN LISOWSKI

Vice President (412) 391-1745 jlisowski@gsa-cw.com Lic. # RS223178L EVAN CICIRELLO Vice President 412 697 6558 ecicirello@gsa-cw.com Lic. # RS319106 CUSHMAN & WAKEFIELD | GRANT STREET ASSOCIATES, INC. 310 Grant Street, Suite 1825, Pittsburgh, PA 412 391 2600 gsa-cw.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance The depicion in the included photograph of any person, ethys sign, logo or property, other that frank Starket s(SSA) client and the penetry offered by GSA, is inclentation, and so not interded to connote any affiliation, connection, association, sponsorbip or approval by or between that which is incidentally depicted and GSA or its client. This Isting shall not be detended and fib to be ass, baless or a topic. Stark and property, and it the event of any transaction for such property offered by or payelies to any cooperating for stark and conditions of GSA's agreement with its principal, if, and when such commission (if any) is actually received from such principal. (if any) is actually received from such principal, if, and when such commission of the actually cooperating broches, which deven any other persons of any cooperating broches, which deven and persons persons of the information contained here, and same is summitted as subject to errors, omission, change of princi, which areas of the information contained here, and same is summitted and the logs on any other that the logs on an





WAREHOUSE BUILDING FOR SALE 202 ARMSTRONG DR.

FREEPORT, PA 16229 - NORTHPOINTE BUSINESS PARK

202 ARMSTRONG DR.



BUILDING FEATURES

- 16,500 Warehouse Building For Sale
 - Warehouse: 14,500 SF
 - Office: 2,000 SF
- One (1) 8' x 9' loading dock additional doors can be added
- One (1) drive-in door 12' x 14'
- Two (2) 1,000 lb cranes
- Ceiling height: 15.5' 19.5'
- Located on 2.82 Acres
- **Business Park Setting**
- Immediate Access to Route 28
- 20 parking spaces

JOHN LISOWSKI

Vice President (412) 391-1745 Lic. # RS223178L

EVAN CICIRELLO Vice President 412 697 6558 jlisowski@gsa-cw.com ecicirello@gsa-cw.com Lic. # RS223178L Lic. # RS319106

203 ARMSTRONG DR. (also for sale) 202 ARMSTRONG DR

CUSHMAN & WAKEFIELD | GRANT STREET ASSOCIATES, INC. 310 Grant Street, Suite 1825, Pittsburgh, PA 412 391 2600 gsa-cw.com

endently Owned and Operated / A Member of the Cushman & Wakefield Alliance



GRANT STREET ASSOCIATES, INC.

WAREHOUSE BUILDING FOR SALE 202 ARMSTRONG DR.

FREEPORT, PA 16229 - NORTHPOINTE BUSINESS PARK









JOHN LISOWSKI Vice President (412) 391-1745 jlisowski@gsa-cw.com Lic. # RS223178L EVAN CICIRELLO Vice President 412 697 6558 ecicirello@gsa-cw.com Lic. # RS319106 **CUSHMAN & WAKEFIELD | GRANT STREET ASSOCIATES, INC.** 310 Grant Street, Suite 1825, Pittsburgh, PA 412 391 2600

gsa-cw.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance The depictor in the included photograph of any person, ethy, sign, logo or property, other than Grant Street Associate's (GSA) client and the property offered by CSA, is incleteral or by, and is not intended to connote any affiliation, connection, association, sponsorship or approval by or between that which is incidentally depicted and GSA or its client. This Isting shall not be deemed an offer to beas, subless or a single of the evert dary transaction for subproperty, no envirosion of (Easy) is actually received from such pricipal. No warranty or representation, expressed or implicit, inede as to be accuracy of the information contained herein, and same is a subcrited by accurate the the tedement sources. It is no contained in the tedement and or prise and the tedement or an offer and that is a market in materiating material and antivity in the tedement or an offer and that is a market in material materin material material materin materi

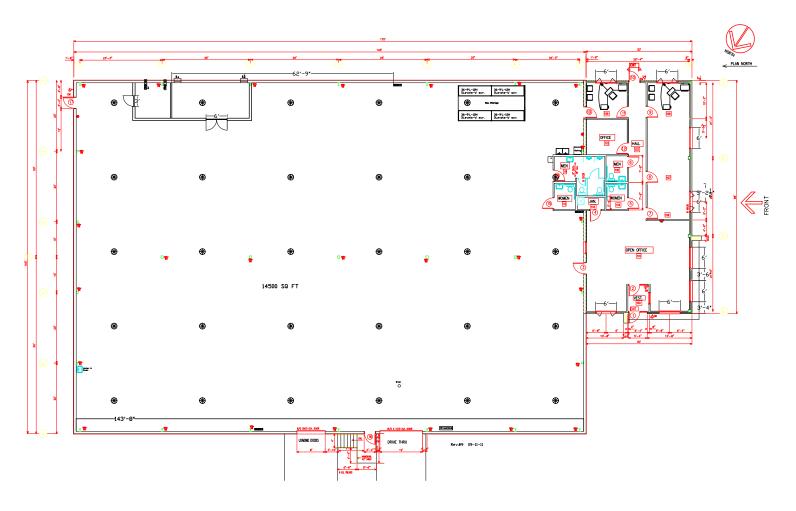


ASSOCIATES, INC.

WAREHOUSE BUILDING FOR SALE 202 ARMSTRONG DR.

FREEPORT, PA 16229 - NORTHPOINTE BUSINESS PARK

202 ARMSTRONG DR.



JOHN LISOWSKI

Vice President (412) 391-1745 jlisowski@gsa-cw.com Lic. # RS223178L EVAN CICIRELLO Vice President 412 697 6558 ecicirello@gsa-cw.com Lic. # RS319106 **CUSHMAN & WAKEFIELD | GRANT STREET ASSOCIATES, INC.** 310 Grant Street, Suite 1825, Pittsburgh, PA 412 391 2600

gsa-cw.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance The depicion in the include photograph of any person, entry, sign, logo or property, other than Grant Street Associates (SSA) client and the pencepty offered by GSA, is inclentated in your coperating thread and is not intended to connote any affiliation, connection, association, sponsorthy or approval by or between that which is incidentally depicted and GSA or its client. This listing shall not be deemed and offer to kess, subless or a training thread and the pencept of the entry of provide to any coperating thread and subject to entry, entry of the entry