

+/-70,000SF AVAILABLE



**+/-70,000 SF
Warehouse Building**

1576 Arona Road
IRWIN, PA 15642

Partnership. Performance.

Opportunity

- ASKING PRICE is \$2,700,000
- High visibility location facing PATurnpike
- Excellent highway access at Rt. 30 & I-76
- Climate controlled HVAC in both office & manufacturing area
- Superbly maintained manufacturing facility

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Property Highlights

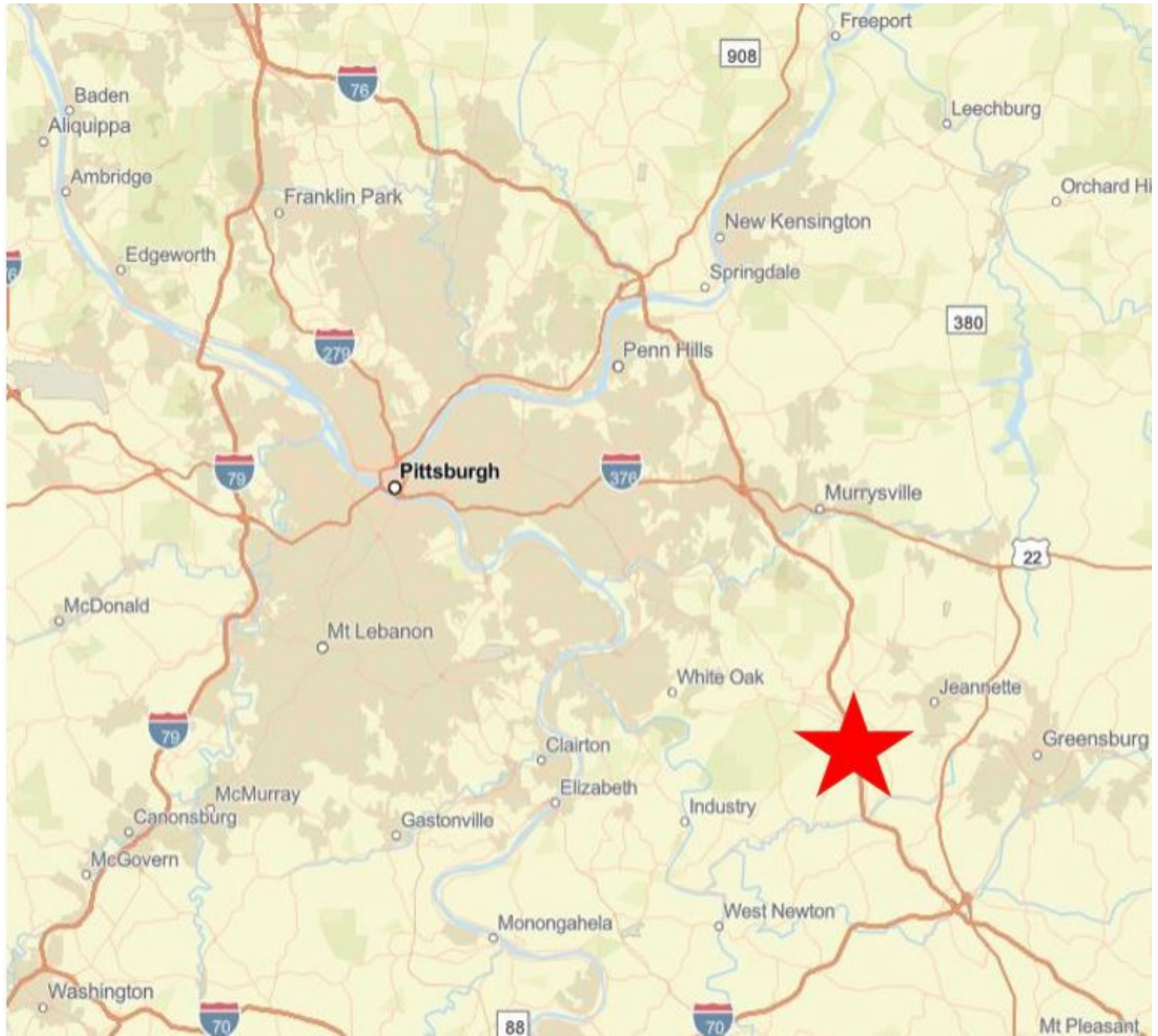
- Originally constructed in 1975
- +/-70,000 SF warehouse building
- +/-15 Acres
- Office space: +/-10,500 SF
Manufacturing: +/-55,000 SF
- Floors are 6" to 8" concrete
- Wet sprinkler system
- (1) loading dock with hydraulic leveler
- Multiple drive-in doors around the building
- Column spacing: 32' x 44'
- Ceiling height under joist is approx. 12'
- **2,000 AMP 480 Volt 3 phase four wire panel with a second panel rated at 1,200 amps**



Location Highlights

- Located in Hempfield Township, Westmoreland County
- Positioned at Route 30 & Turnpike
- Zoned "LI" Light Industrial





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