



# TWO BUILDINGS AVAILABLE 1901 WILLIAM FLYNN HWY. & 999 WEST 8TH STREET

Glenshaw, PA 15116



## OFFERING FEATURES

- 180,000 SF Warehouse/Manufacturing Plant & 30,000 SF Flex Building
- Both Buildings For Sale or Lease
- Asking Price for both: \$6,500,000
- Dock & Drive-In Doors
- Convenient Route 8 Location
- 10 minutes to PA Turnpike Exit 39 (Butler)
- 9 minutes to Route 28



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1901 WILLIAM FLYNN HWY.

## 1901 WILLIAM FLYNN HWY. FEATURES

- 180,000 SF Warehouse/Manufacturing Plant (includes 60,000 SF basement)
- Ceiling Heights - 17'6" to 19' on main level; 12' in basement
- Heating - Gas fired reznor heaters
- Column Spacing - 40' X 25'
- Dock High Doors - 9
- Drive-in doors - 3
- Basement: 1 drive-in door plus freight elevator to main level
- Sprinkler system - Ordinary Wet Hazzard
- New LED lighting in high bay area
- HVAC recently replaced in office area
- Multiple 1200 Amp 3 phase services
- **SALE PRICE: \$5,300,000**



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## 99 W. 8TH STREET FEATURES

- 30,000 SF 2 story flex building
- 15,000 SF on each level
- Ceiling Height - 17' each level
- Drive-in and dock access on each level
- Office areas on each level
- Ideal building for 2 tenants
- **SALE PRICE: \$1,200,000**



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