

275 GEORGETOWN LANE

Beaver, Pennsylvania 15009



CLOSE TO SHELL CRACKER PLANT

Easy access to Rt. 376 & PA Turnpike

AVAILABLE FOR LEASE

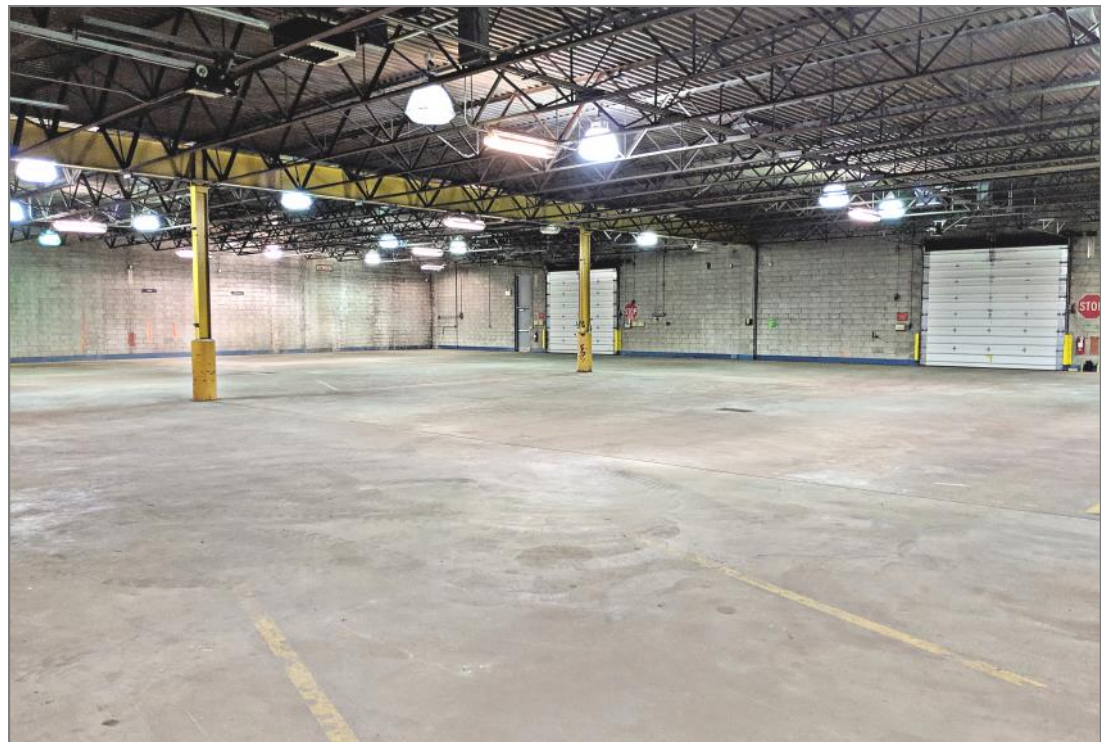
16,000 SF Warehouse | 2,995 SF Office

**BAKER
YOUNG**
CORPORATION

275 GEORGETOWN LANE

Beaver, Pennsylvania 15009

- ❖ **18,995 SF Warehouse and Office Space**
 - 16,000 SF warehouse
 - 2,995 SF office
- ❖ 18' ceiling height
- ❖ Four (4) drive-in doors
- ❖ Garage doors are 12.5' tall x 14' wide
- ❖ Situated on ±3.75 acres
- ❖ 480v electrical service
- ❖ Ample parking lot
- ❖ Secured, gated facility
- ❖ Large laydown lot
- ❖ **Close proximity to Shell Cracker Plant**
- ❖ Easy access to Route 376 & PA Turnpike
- ❖ **FOR LEASE AT \$7.00/SF, NNN**





Breezewood

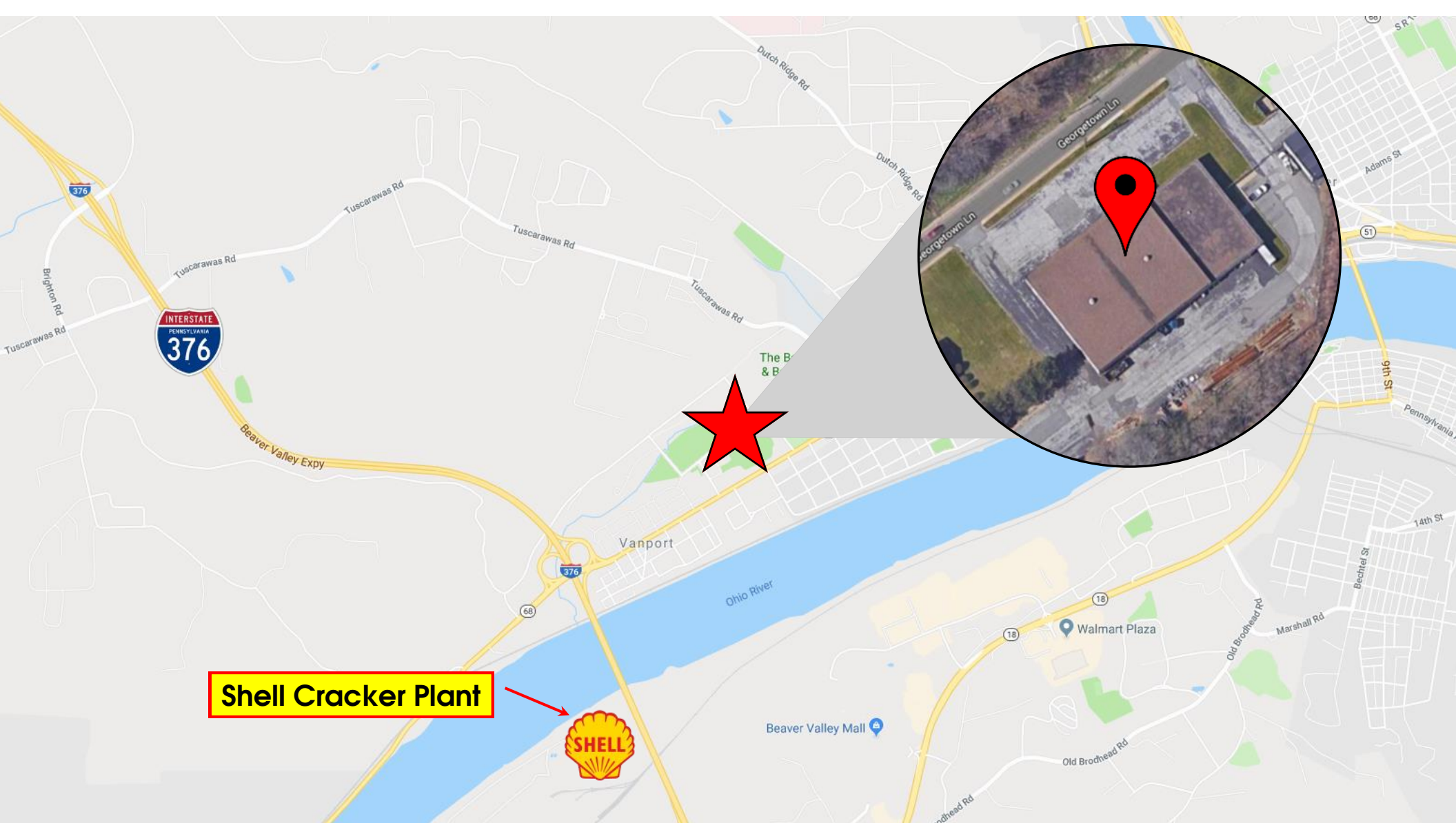
Georgetown Ln

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Vanport
Presbyterian Church

IJzer Path



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