

267 Blue Run Road  
Indianola Twp., PA 15024  
Near Harmarville Exit, Rt. 28

AVISON  
YOUNG

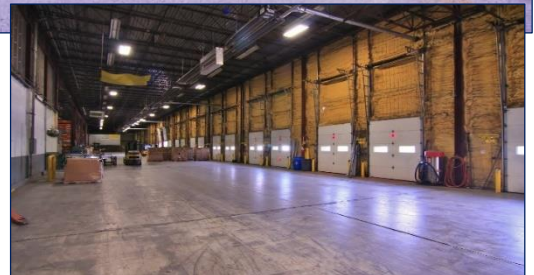
WILL SUBDIVIDE  
TO 40,000 SF



FOR LEASE

## Building Features

- **Property:** 267 Blue Run Road, Indianola Twp., PA  
Located near the Harmarville Exit, Rt. 28
- **Building Size:** ±120,000 SF
- **Office:** +/-20,000 SF
  - +/-10,000 SF Available
    - - \$10.50/NNN
- **Site Size:** ±6.22 Acres
- 40,000 SF – 100,000 SF Available Warehouse space
  - \$5.75/NNN
- **Ceiling:** 26'-30' clear
- **HVAC Warehouse:** ±18,000 SF air conditioned
- **Cold Storage:** ±3,360 SF Freezer
  - ±1,368 SF Cooler
- **Dock Doors:** 14 doors – 48" high with seals and levelers
  - 1 ramp
  - 7 dock high doors currently not used
  - 1 oversized door 12' x 14'



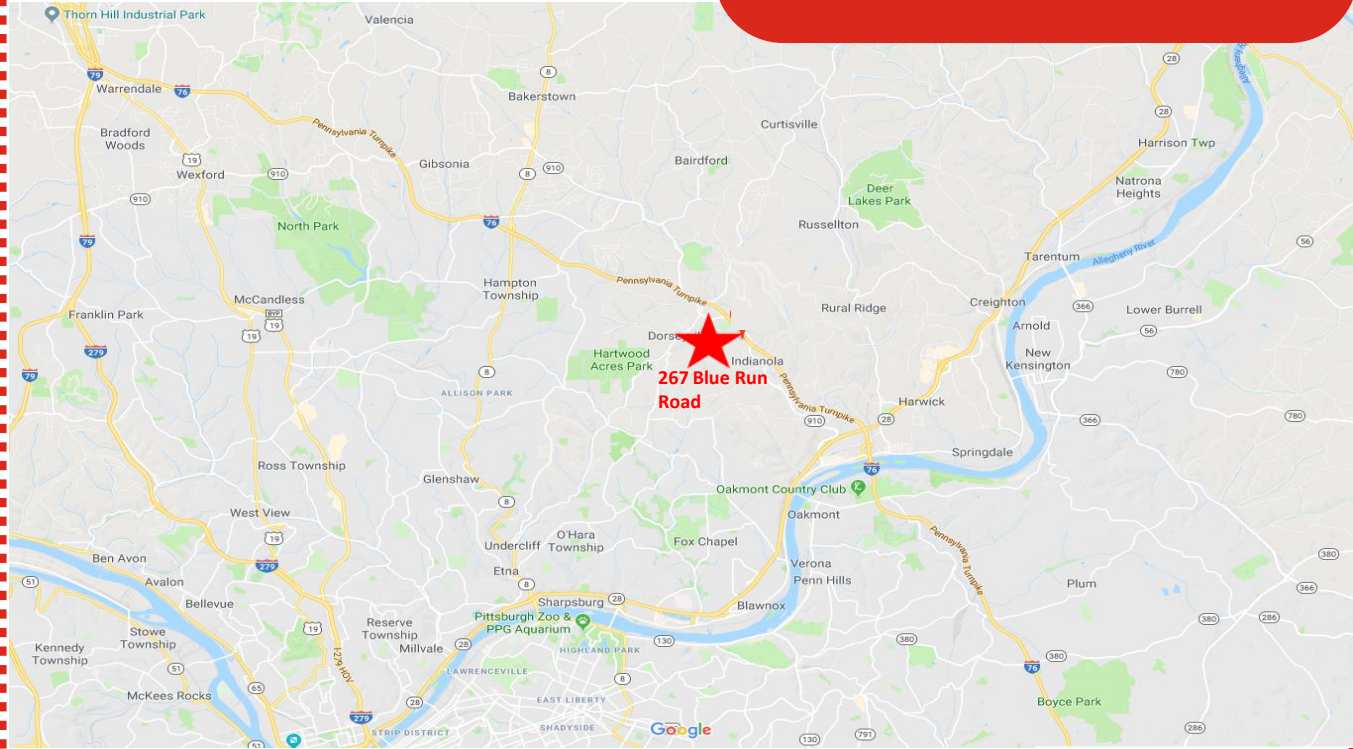
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