

## 629 East Butler Road Butler, PA 16002

### Property Features

- Access to U.S. 422, I-79, I-80, Route 8
- 2 Drive-In Overhead Doors
- 2 Dock Overhead Doors
- 14'-20+' Clear Height
- Multiple Ton Cranes
- 5 Megawatts Power Into Building With 3 Phase Power
- Located on Rail/Spur
- Security Cameras
- Ample Acreage for Lay Down Space
- Ownership open to business opportunities and development of the property



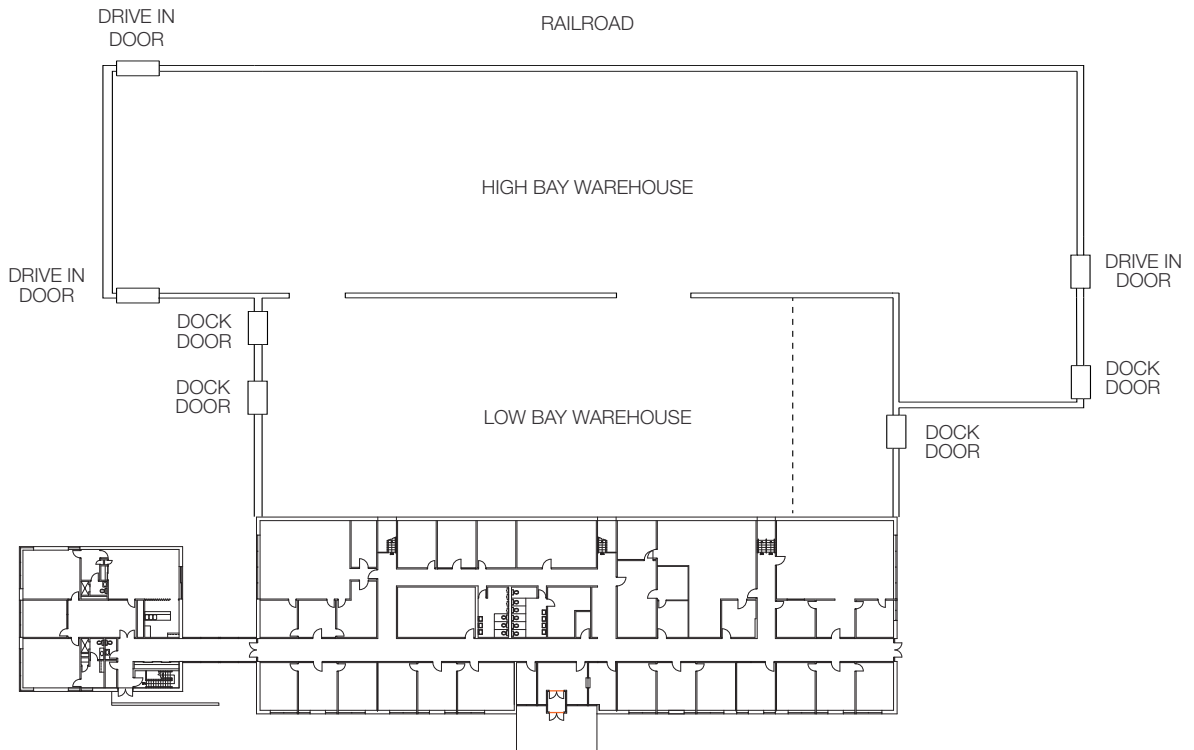
TOTAL RSF	200,000 SF
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YEAR BUILT	1900
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200,000 SF

### Property Summary

<b>RENTABLE AREA</b>	20,000 SF Office 180,000 SF Warehouse	<b>PARKING</b>	200+ Spaces
<b>FLOORS</b>	1	<b>ZONING</b>	Industrial
<b>SITE AREA</b>	13.64 Acres	<b>WATER</b>	Westview
<b>PARCEL ID</b>	290-2F18-14H0000	<b>NATURAL GAS</b>	Peoples Natural Gas
		<b>ELECTRIC</b>	West Penn Power









## Amenities

- Direct Accessibility to I-80
- 5 Minutes to U.S. 422
- 10 Minutes to I-79