

+/- 70,000 INDUSTRIAL BUILDING FOR SALE

1576 ARONA RD, IRWIN, PA 15642



Presented By:

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SECTION 1 // PROPERTY INFORMATION

+/- 70,000 INDUSTRIAL BUILDING FOR SALE

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SECTION 1 // EXECUTIVE SUMMARY





OFFERING SUMMARY

Sale Price:	\$4,700,000
Building Size:	70,000 SF
Lot Size:	15 Acres
Price / SF:	\$67.14
Year Built:	1976
Zoning:	Light Industrial
Dock	1

PROPERTY OVERVIEW

Fully conditioned throughout, a highly functional 70,000 SF industrial facility in Westmoreland County, featuring 8,000 SF of quality office space and situated on approximately 15 acres with ample excess land for laydown storage, trailer parking, or future expansion. With a 12' clear height this building includes one dock-high loading door and is designed to support efficient production, robotics, machining, or specialty climate-controlled operations. Its location just minutes from key regional highways—including PA-66, I-70, and the PA Turnpike (I-76) —provides excellent transportation accessibility for a wide range of light manufacturing users.

PROPERTY HIGHLIGHTS

- Fully conditioned ideal for temperature-sensitive production, assembly, or specialized distribution uses.
- 2,000 AMP 480 Volt 3 Phase four wire panel with a second panel rated at 1,200 amps
- Situated on ±15 acres, providing abundant excess land for laydown storage
- One dock-high loading door supporting efficient inbound/outbound logistics.
- Strategic Westmoreland County location with fast access to PA-66, I-70, and the PA Turnpike (I-76)

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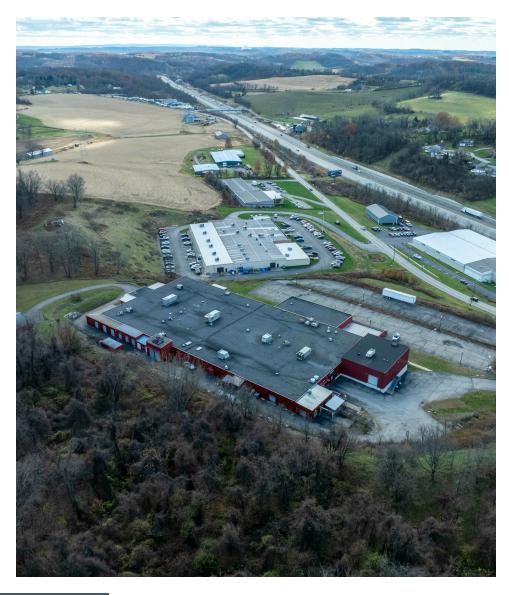
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SECTION 1 // PROPERTY DESCRIPTION





PROPERTY DESCRIPTION

Fully conditioned throughout, a highly functional 70,000 SF industrial facility in Westmoreland County, featuring 8,000 SF of quality office space and situated on approximately 15 acres with ample excess land for laydown storage, trailer parking, or future expansion. With a 12' clear height this building includes one dock-high loading door and is designed to support efficient production, robotics, machining, or specialty climate-controlled operations. Its location just minutes from key regional highways—including PA-66, I-70, and the PA Turnpike (I-76)—provides excellent transportation accessibility for a wide range of industrial users.

LOCATION DESCRIPTION

Situated in Westmoreland County within Hempfield Township (near Irwin), the property is strategically positioned just minutes from major regional thoroughfares. From this location, one can reach the interchange at Pennsylvania Turnpike (I-76) / Interstate 70 junction near New Stanton in roughly 5 to 6 miles, offering fast access west toward Pittsburgh or east toward the Turnpike corridor.

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SECTION 1 // PROPERTY DETAILS

Sale Price	\$4,700,000
LOCATION INFORMATION	
Street Address	1576 Arona Rd
City, State, Zip	Irwin, PA 15642
County	Westmoreland
Cross-Streets	SR - 30
Tayyadhin	
Township	Нетрпею
BUILDING INFORMATION	Hempfield 70,000 SF
	70,000 SF
BUILDING INFORMATION Building Size	70,000 SF 0.0%
BUILDING INFORMATION Building Size Occupancy %	70,000 SF
BUILDING INFORMATION Building Size Occupancy % Tenancy	70,000 SF 0.0% Single
BUILDING INFORMATION Building Size Occupancy % Tenancy Number of Dock High Doors	70,000 SF 0.0% Single 1
BUILDING INFORMATION Building Size Occupancy % Tenancy Number of Dock High Doors Office Space	70,000 SF 0.0% Single 1 8,000 SF

PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Warehouse/Distribution
Zoning	Light Industrial
Lot Size	15 Acres
APN #	50-18-00-0-221

PARKING & TRANSPORTATION

UTILITIES & AMENITIES

Electric	West Penn Power
Water	Municipal Authority of Westmoreland
Sewage	Municipal Authority of Westmoreland
Gas	Not Applicable

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SECTION 1 // COMPLETE HIGHLIGHTS







PROPERTY HIGHLIGHTS

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SECTION 1 // ADDITIONAL PHOTOS











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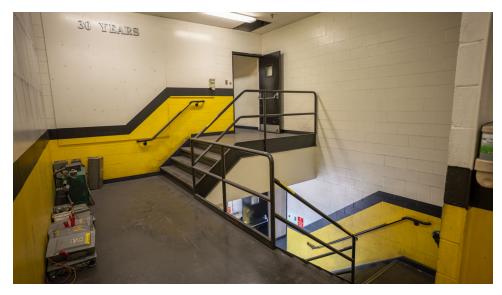
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SECTION 2 // LOCATION INFORMATION

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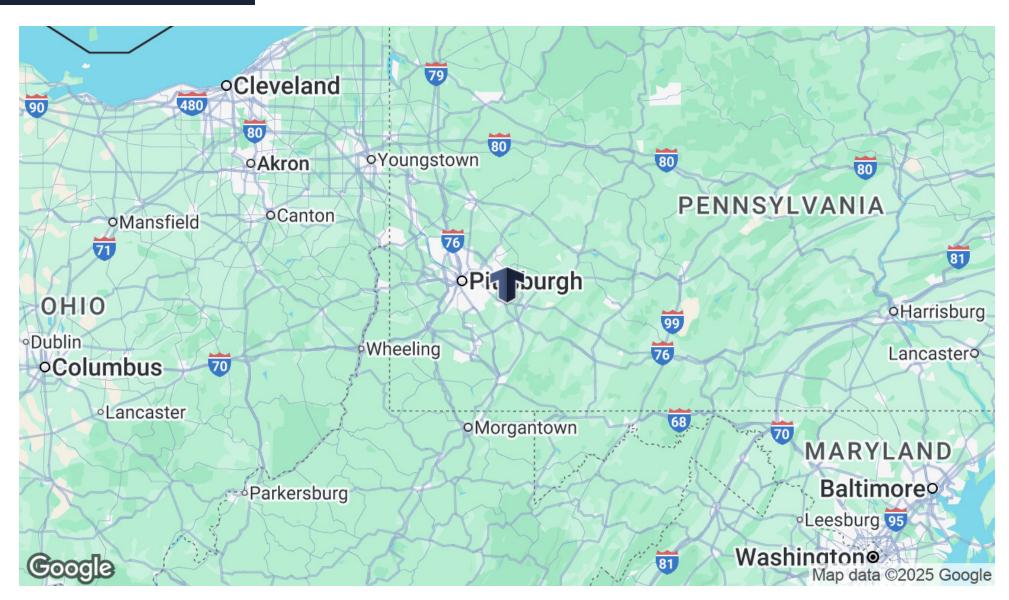
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SECTION 2 // REGIONAL MAP



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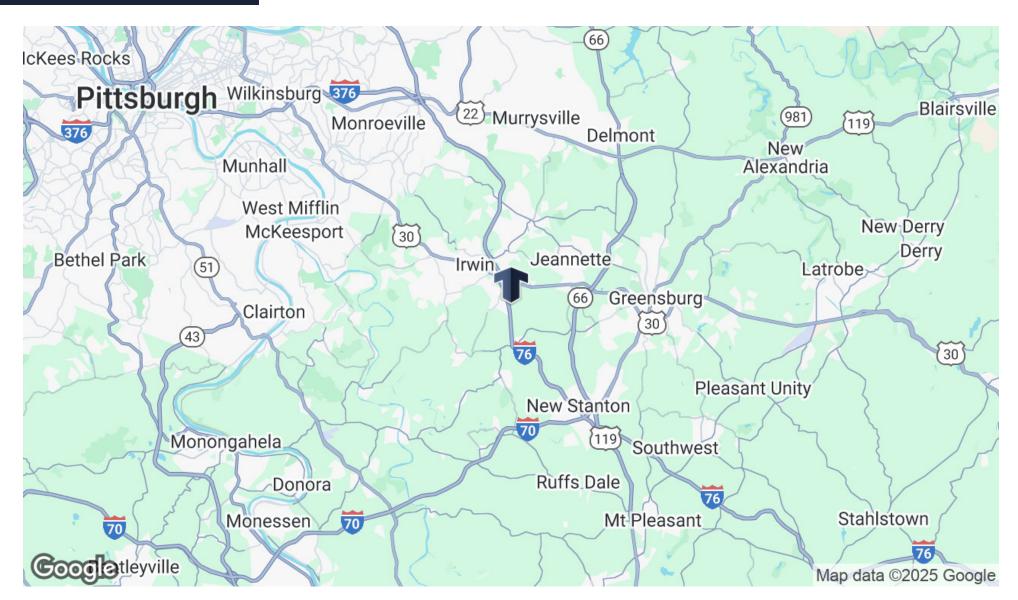
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SECTION 2 // LOCATION MAP



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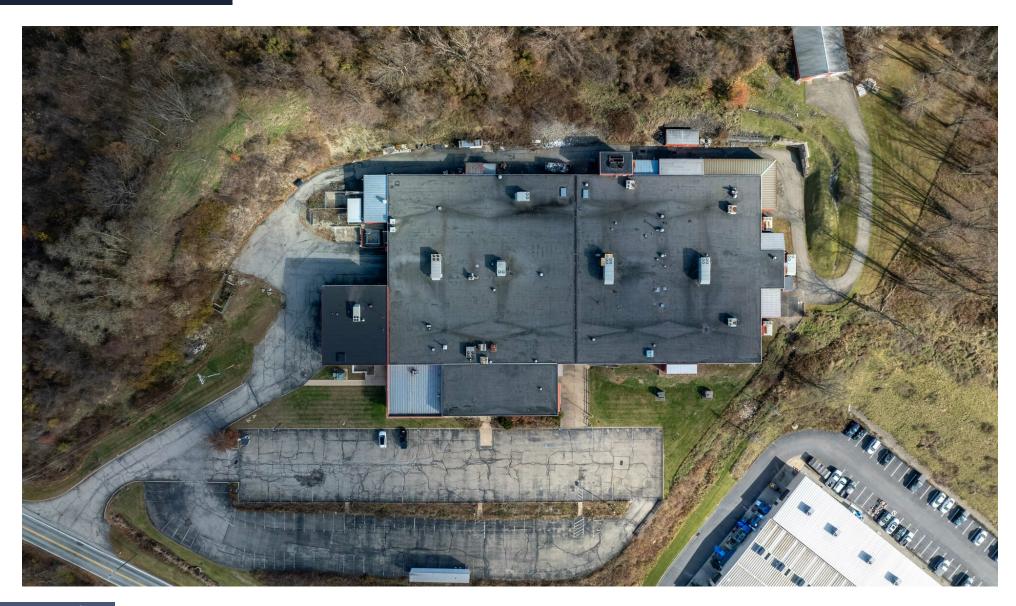
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SECTION 2 // AERIAL MAP



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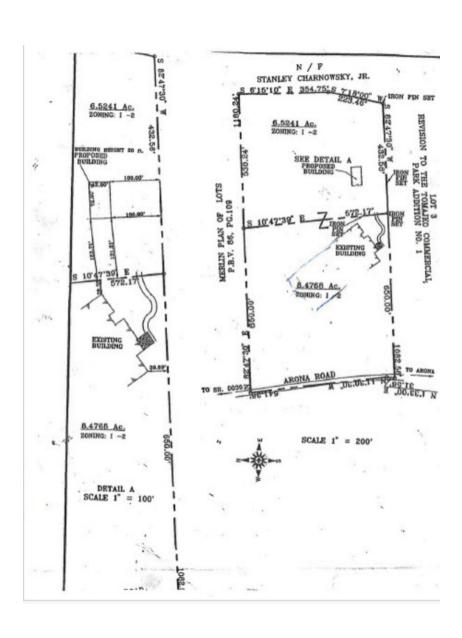
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SECTION 2 // SITE PLANS



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SECTION 3 // DEMOGRAPHICS

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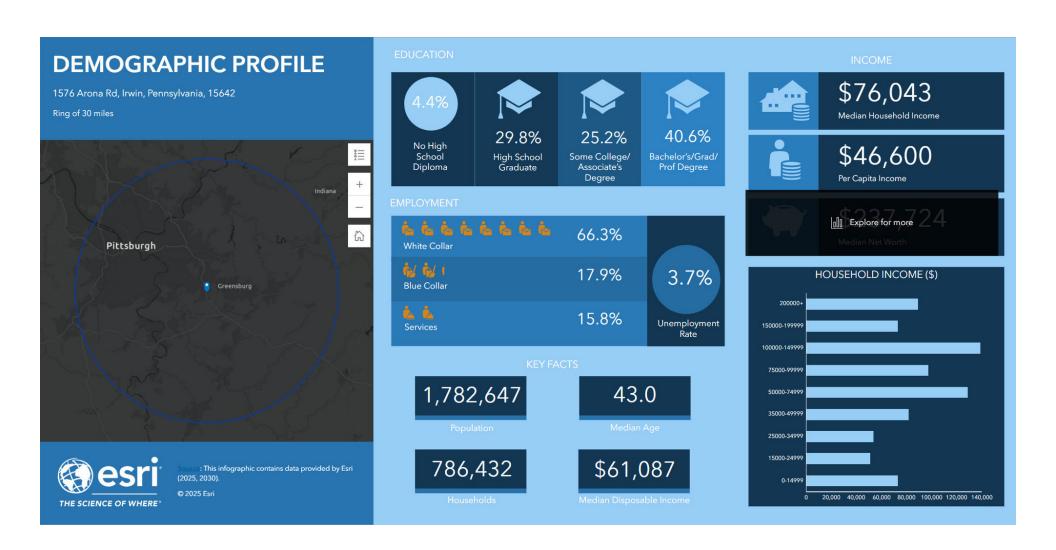
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SECTION 3 // DEMOGRAPHICS MAP & REPORT



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