

12731 ROUTE 30 WEST



USER/INVESTOR OPPORTUNITY



46.80
ACRES



117,300
TERMINAL SF



119
LOADING DOORS

PROPERTY HIGHLIGHTS:

- **Terminal/Dock:** 37,600 SF +87 doors
Office: 35,900 SF
Shop: 8,800 SF + 8 bays
Warehouse: 35,000 SF + 32 doors
- Route 30 access w/ dedicated traffic light and surrounding commercial base
- 9+ Improved Acres, ±37 excess developable acres
- Multiple paths to create value via lease-up, redevelopment, rezoning, etc.

AREA BREAKDOWN:

Warehouse Area:	72,600 SF
Office Area:	35,900 SF
Shop Area:	8,800 SF
Total	117,300 SF

DRIVE TIMES:

Distance to	Miles/Mins
Route 30:	Frontage
I-76 (PA Turnpike):	4.3 miles/8 min
Rt-66:	8.9 miles/15 min
I-70 :	13.1 miles/19 min
I-376:	10.2 miles/22 min
Downtown Pittsburgh:	17.9 miles/35 min

THIS OPPORTUNITY IS AVAILABLE AS A SINGLE-ASSET OR PORTFOLIO SALE TRANSACTION. PLEASE INQUIRE BELOW.

CONTACTS

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