



127 INDUSTRY BLVD

IRWIN, PA 15642

FOR SALE

67,886 SF | INDUSTRIAL PROPERTY

EVAN CICIRELLO, SIOR
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STORAGE BUILDING
2,560 SF

PRIMARY BUILDING
65,326 SF

127 INDUSTRY BLVD.

PRIMARY BUILDING

STORAGE BUILDING

PARCEL ID	54-12-03-0-017 54-12-03-0-138	YEAR BUILT (RENO)	1965 (2014)	2007
TOTAL SF	67,886 SF	SF	65,326	2,560
ZONING	I- Industrial (North Huntingdon Township)	DOCK HIGH DOORS	4	0
COUNTY	Westmoreland County	DRIVE-IN DOORS	Two (2) 12' x 14'	Two (2) 8 x 10' (drive-thru configuration)
SITE	11.17 Acres	CLEAR HEIGHT	Majority is 20' – 26'	16' – 19'
CONSTRUCTION TYPE	Insulated metal	ROOF	Standing Seam Metal	Corrugated metal
ELECTRIC SERVICE	1000 AMP, 480/277V, 3-phase 1200 AMP, 480/277V, 3-phase 800 AMP, 240/120V, 3-phase	COLUMN SPACING	25' x 48'	Clear Span
PARKING	Approximately 100 spots	HVAC	Building is 100% air conditioned	Gas fired, forced air heating units
		FIRE PROTECTION	Ordinary Wet System	None

BUILDING SPECS



13'-20'
CLEAR

20' - 26'
CLEAR

16' - 19'
CLEAR

ANNEX OFFICE

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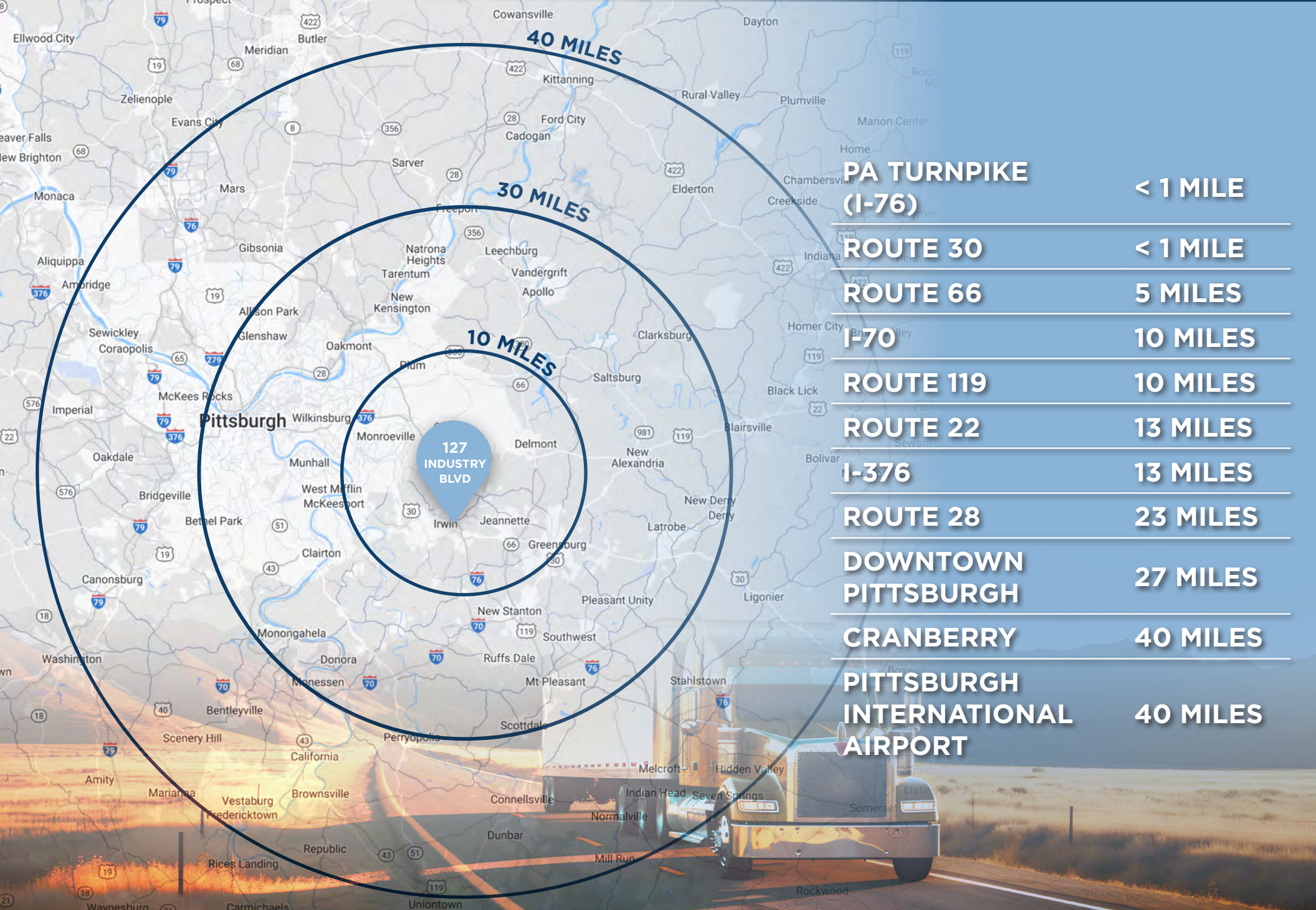
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127 INDUSTRY BLVD
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DIRECT ACCESS TO I-76 & ROUTE 30



KEY DISTANCES

FOR SALE

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FOR MORE INFORMATION, CONTACT:

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