

# DEVELOPMENT SITE FOR SALE

## 14.622 Acres (+/-)

164 LINNWOODROAD,EIGHTYFOUR,PA15330 ▪ WASHINGTONCOUNTY



**HOWARD HANNA**  
REAL ESTATE SERVICES



Shannon Gallagher  
Associate Broker

701 Washington Road, Pittsburgh Pa 15228

Office: 412.561.7400 | Direct: 412.335.1712 | Email: [shannongallagher@howardhanna.com](mailto:shannongallagher@howardhanna.com)

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# AERIAL/MAP

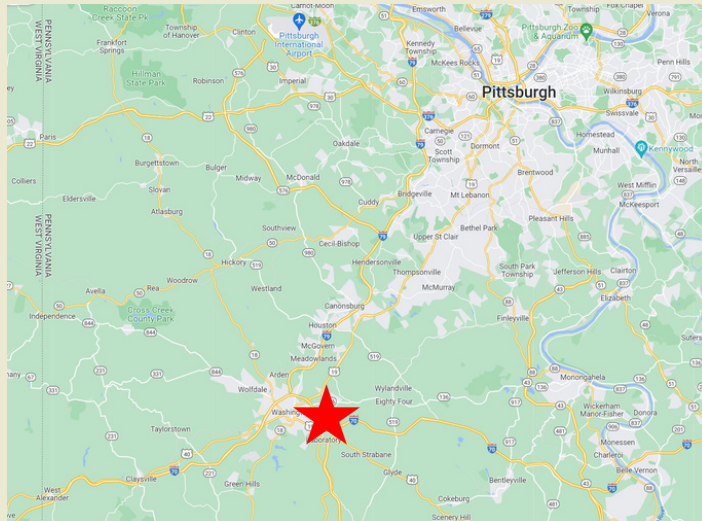
14.622 Acres (+/-)



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April 29, 2026



- Convenient to interstate highway regional system
- Industrial zoning
- 8 miles from Washington, PA
- 30 miles from Pittsburgh
- 22 miles from Pittsburgh Int'l Airport
- Building materials available for consideration

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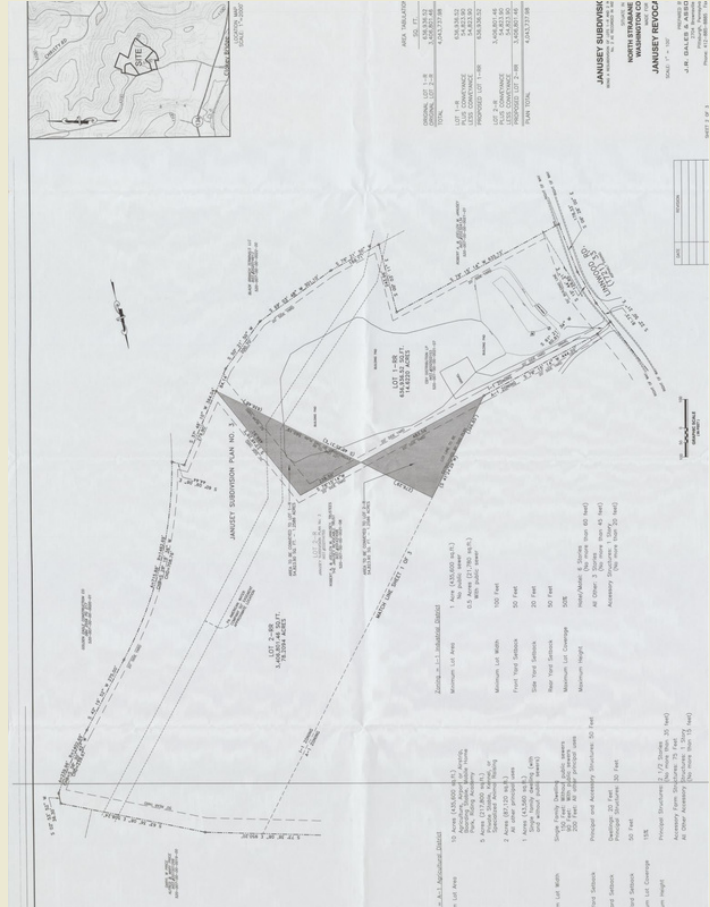
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# Site Plan

## 14.622 Acres (+/-)



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|               |                  |
|---------------|------------------|
| PARCEL NUMBER | 5200070000002107 |
| COUNTY        | Washington       |
| ZONING        | I-1              |
| ACREAGE       | 14.622 (+/-)     |
| ASKING PRICE  | \$1,600,000      |

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