

INDUSTRIAL FLEX OPPORTUNITY FOR LEASE

13,293 SF Building with ±1.9 Acres of Laydown Yard

99 Progress Lane, Canonsburg, PA 15317



Contact Us



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Property Features:

- 13,293 SF industrial flex opportunity available for lease
 - ±1.9 acres of laydown yard
 - 7,458 SF --> Shop Space
 - High clear heights
 - 3 (14'x14') drive-ins
 - Ample power
 - Dedicated shop restrooms
 - 5,835 SF --> (2) Story Office Space
 - 38 dedicated passenger parking spaces
- Situated immediately off of I-79, the property features unparalleled visibility and accessibility
 - Canonsburg, PA: 5 miles | 10 minutes
 - Bridgeville, PA: 6 miles | 12 minutes
 - Downtown Pittsburgh: 18 miles | 35 minutes



13,293 SF Building



Proximity to I-79



**Conveniently
located along I-79
(5 minutes | 2 miles)**

99 Progress Ln.



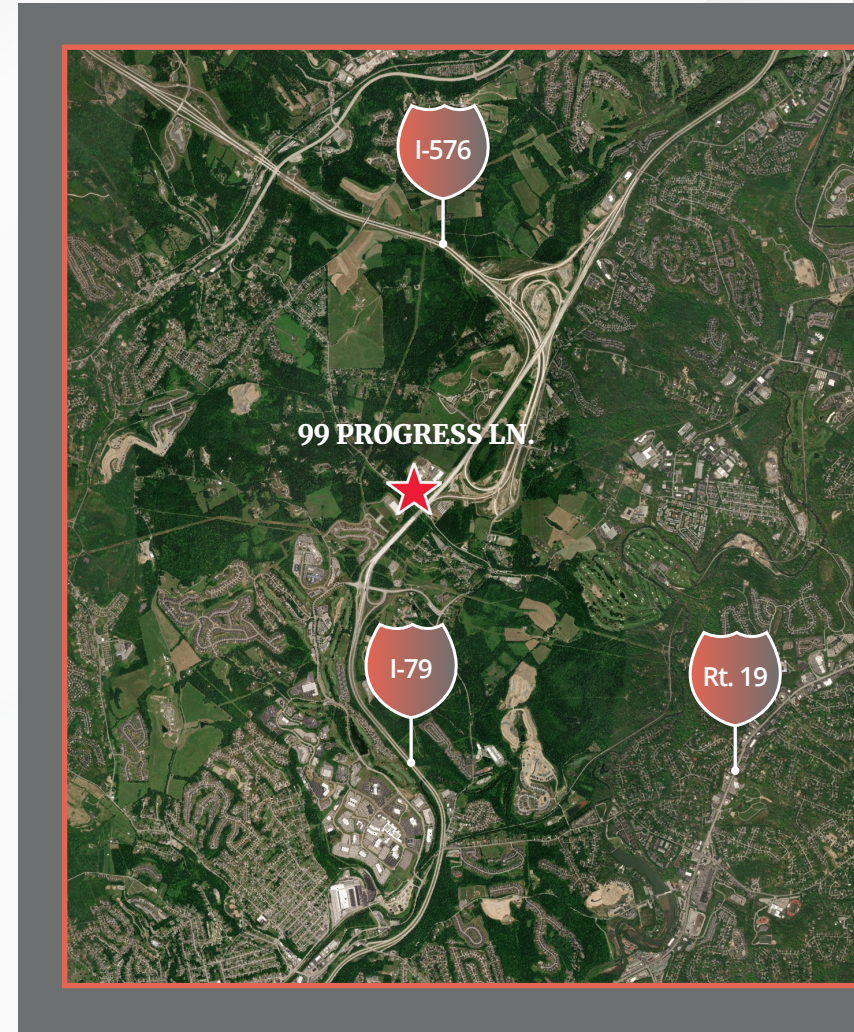
3 Exterior Drive-Ins

Local Market Overview:

CANONSBURG, PA

Canonsburg, PA offers a vibrant mix of amenities, dining, and entertainment options. Featuring a wide range of local restaurants, lively bars, coffee shops, and nearby shopping centers, the area's receives high foot traffic with an average daily traffic count of 72,116 on I-79, just seconds from 99 Progress Lane.

From the area's large range of amenities to its strategic position and accessibility to major roadways, 99 Progress Lane is the ideal spot for your needs.



Nearby Businesses Within a 10-Minute Drive:



HALLIBURTON





2nd Floor Exterior Access



Drive-in Capability



Ample Laydown Yard



Warehouse Space



Conferencing Space



Private Offices



Open Office Layout

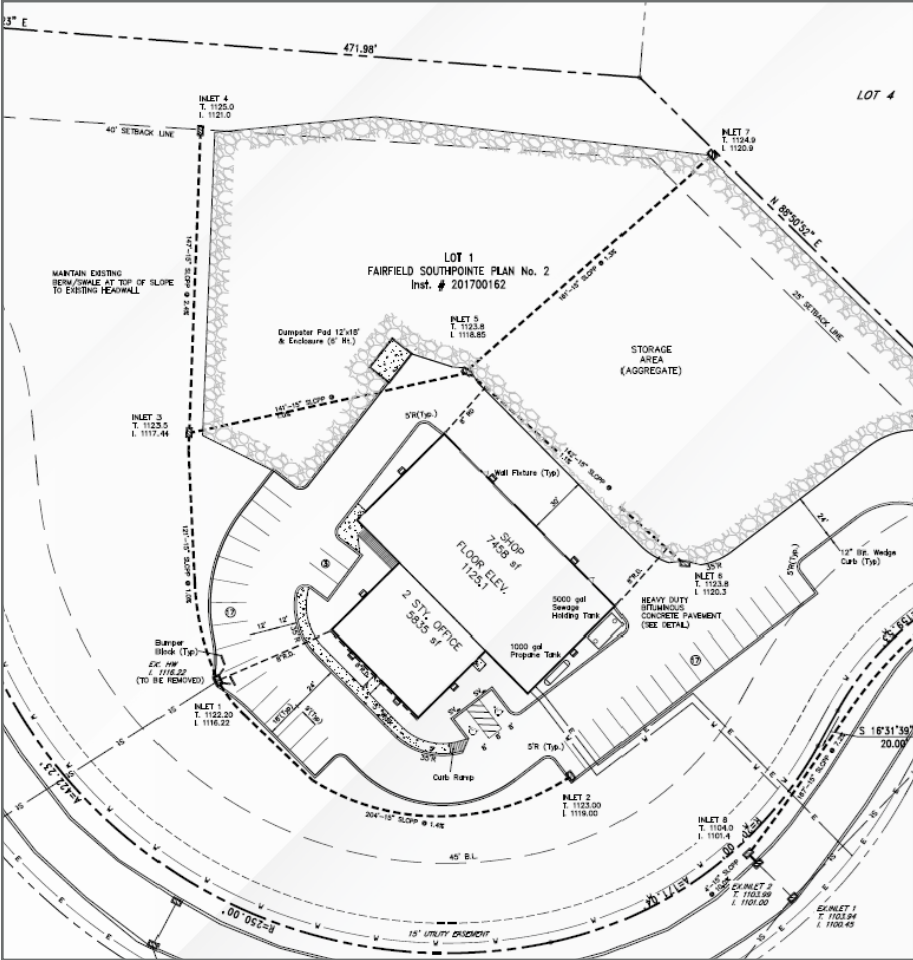


Built Out Break Room

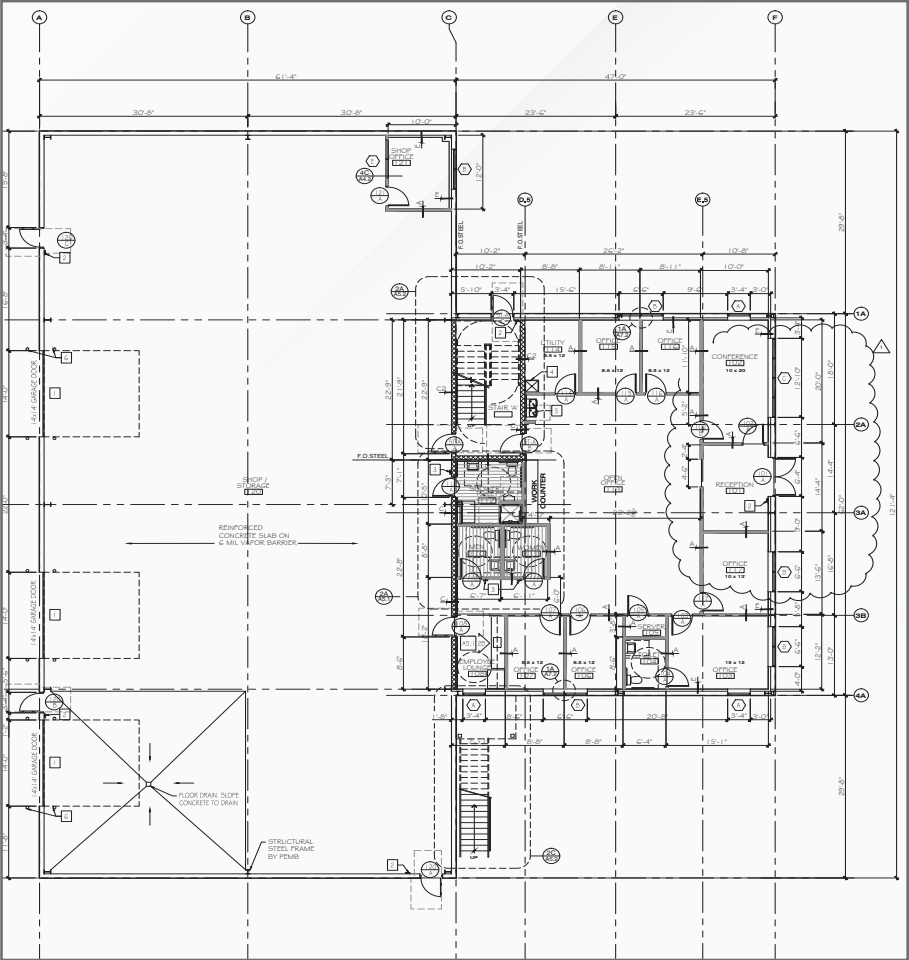


2nd Floor Shell Space

Site Plan



Floor Plan



99 PROGRESS LANE, CANONSBURG, PA 15317



Interested in the space?

CONTACT OUR TEAM TODAY.



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