



## 600 Corporation Dr

600 Corporation Dr, Aliquippa, PA 15001



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## 600 Corporation Dr

Upon Request

20,600 SF warehouse/distribution facility on 3.02 acres in the Hopewell Business & Industrial Park, Aliquippa, PA. Built in 1995 and expanded in 2008, the property offers 16,910 SF of climate-controlled warehouse and 3,690 SF of professional office/showroom space.

Features include warehouse clear heights of 18 feet in 10,910 SF in original area and 26 feet in 6,000 SF newer section, 2 dock-height doors, 2 grade-level doors, and expansion potential with a pad for an additional 6,000 SF. Owner-occupied and exceptionally maintained. Located less than 8 minutes from Pittsburgh International Airport and 15 minutes from the Shell Polymers Plant, with immediate access to I-376 and connectivity to I-76 and I-79. An ideal turnkey opportunity...

- 600 Corporation features 20,600 SF total (16,910 SF warehouse, 3,690 SF office/showroom) and clear heights of 26 ft (6,000 SF) and 18 ft (10,910 SF).
- Less than 8 minutes to Pittsburgh International Airport (PIT); 15 minutes to Shell Polymers Plant
- 3.02-acre parcel, block/metal construction with metal roof.



Price: Upon Request

Property Type: Industrial

Property Subtype: Distribution

Building Class: B

Sale Type: Owner User

Lot Size: 3.02 AC

Gross Building Area: 20,600 SF

Rentable Building Area: 20,600 SF

No. Stories: 1

Year Built: 1995

Tenancy: Single

Clear Ceiling Height: 18 FT

No. Dock-High Doors/Loading: 1

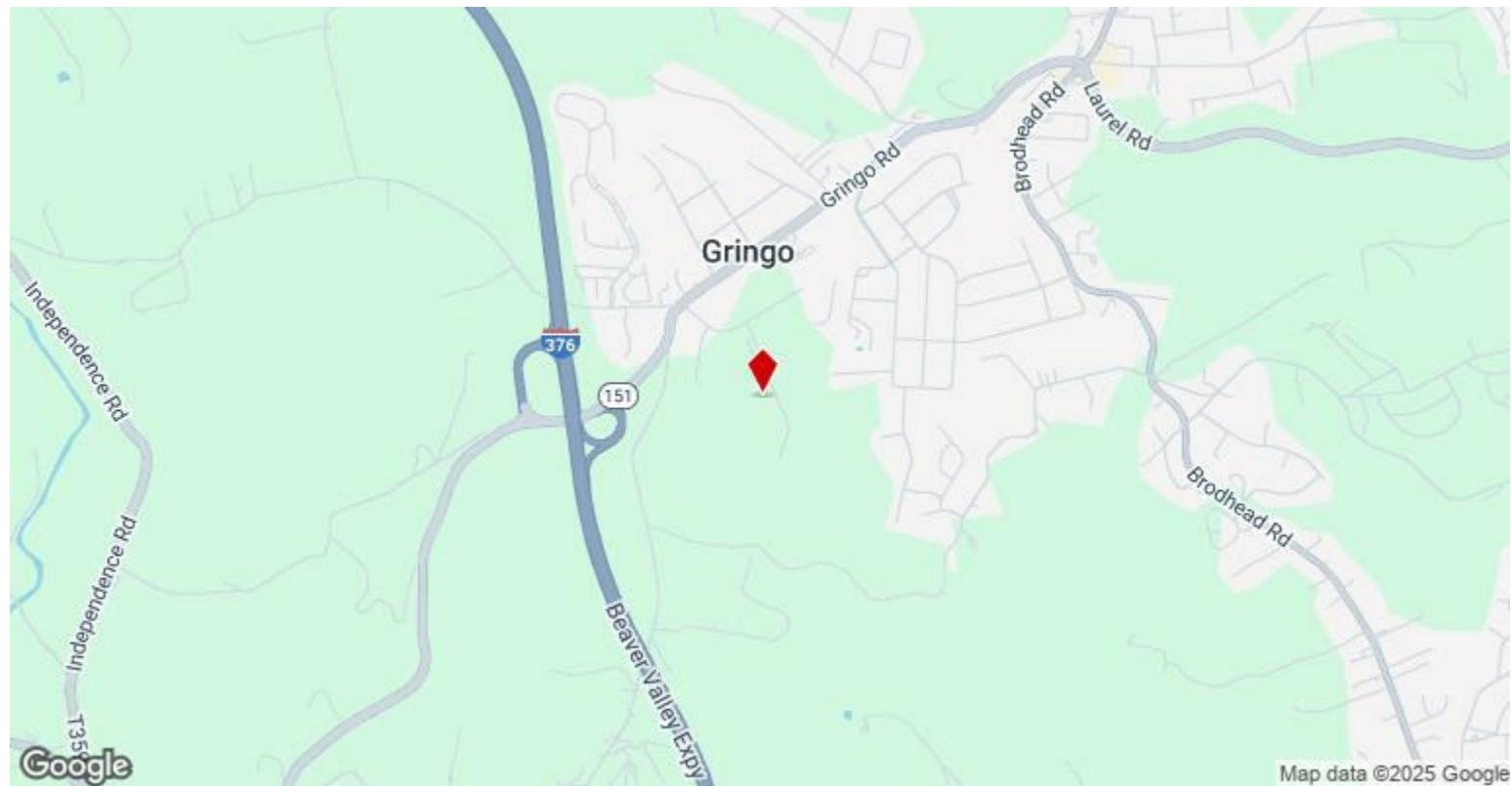
No. Drive In / Grade-Level Doors: 2

Zoning Description: Commercial

## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
Debo Mayflower Van Lines	-	
Debo Moving & Storage	-	



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## Property Photos

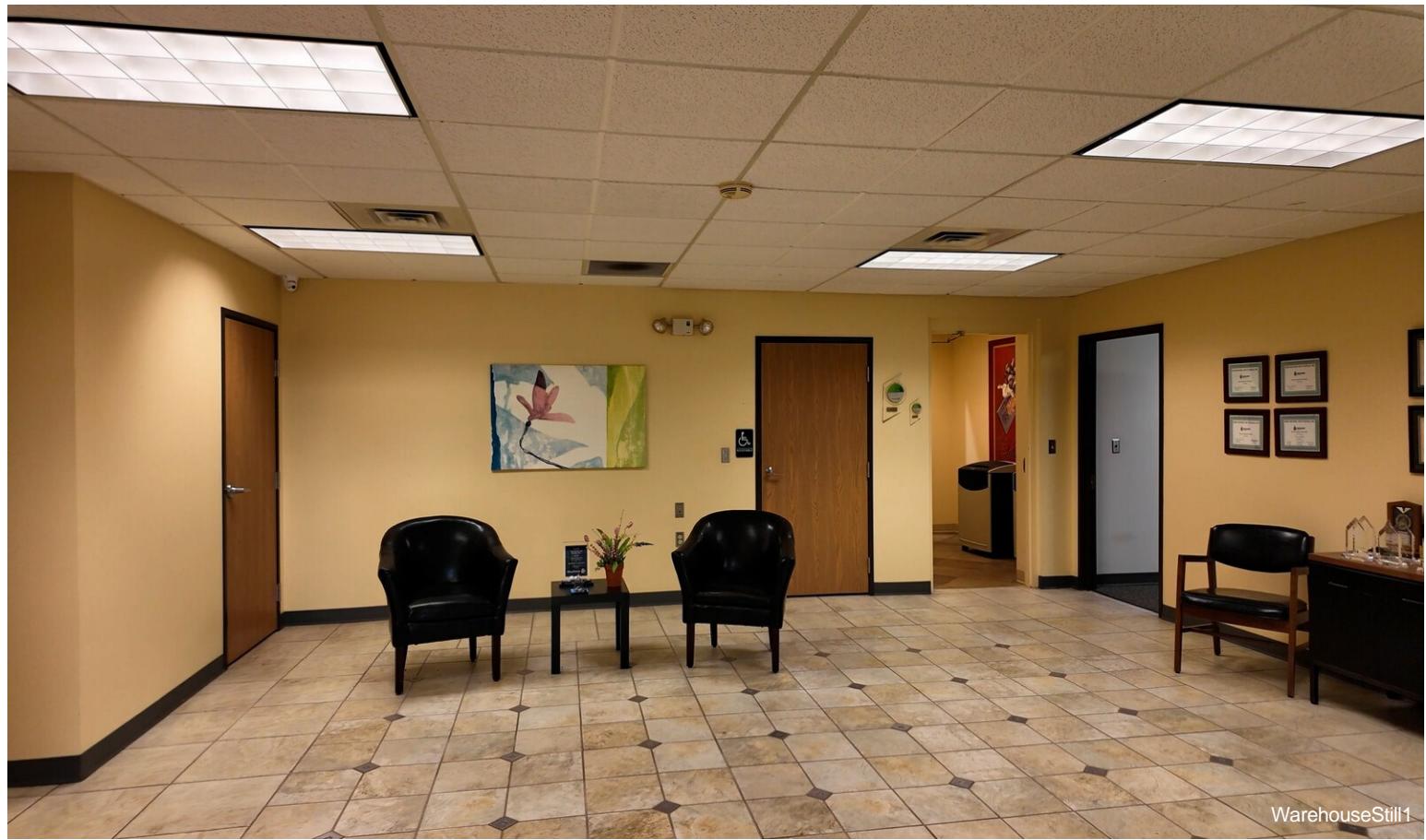


Building Photo

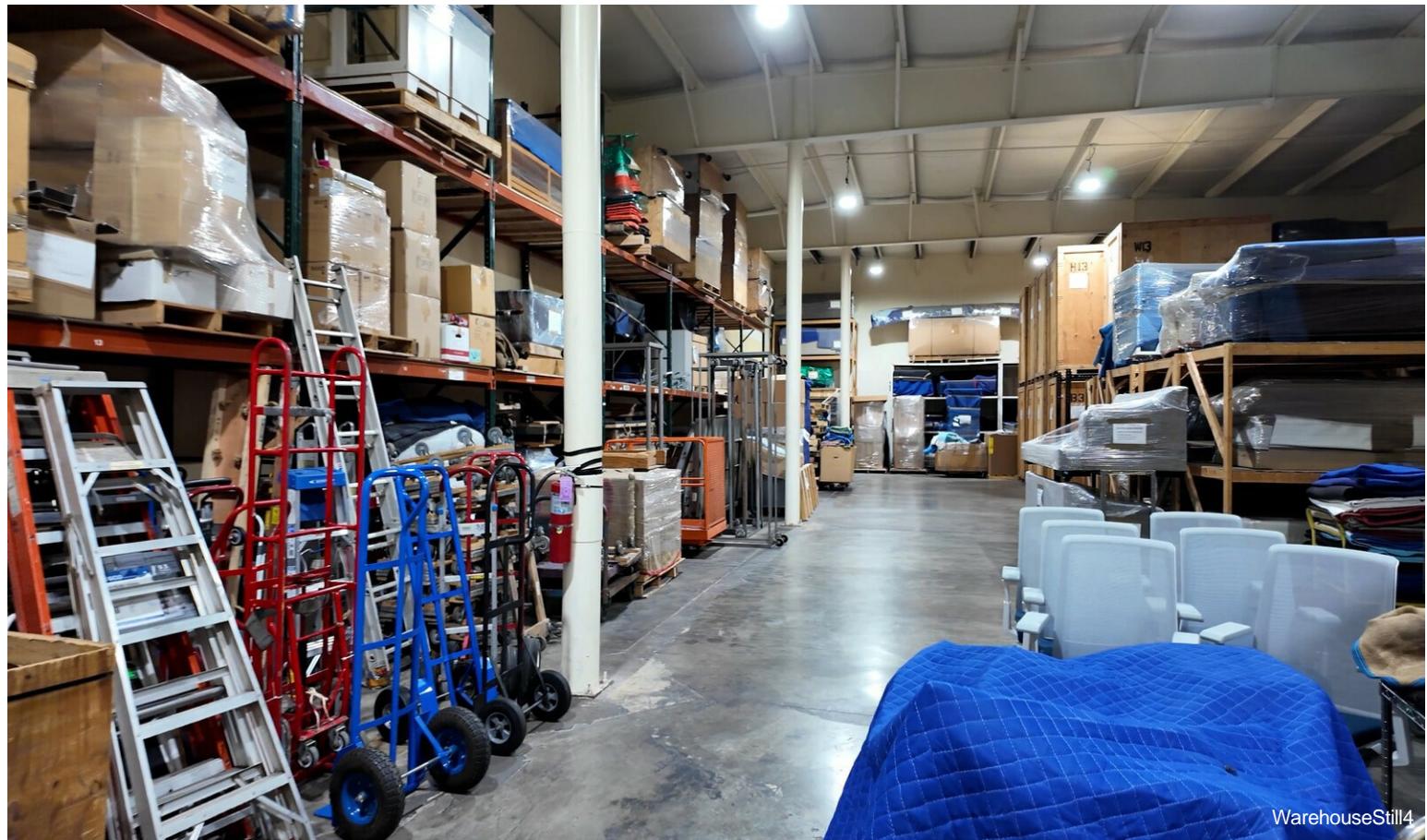


WarehouseStill3b

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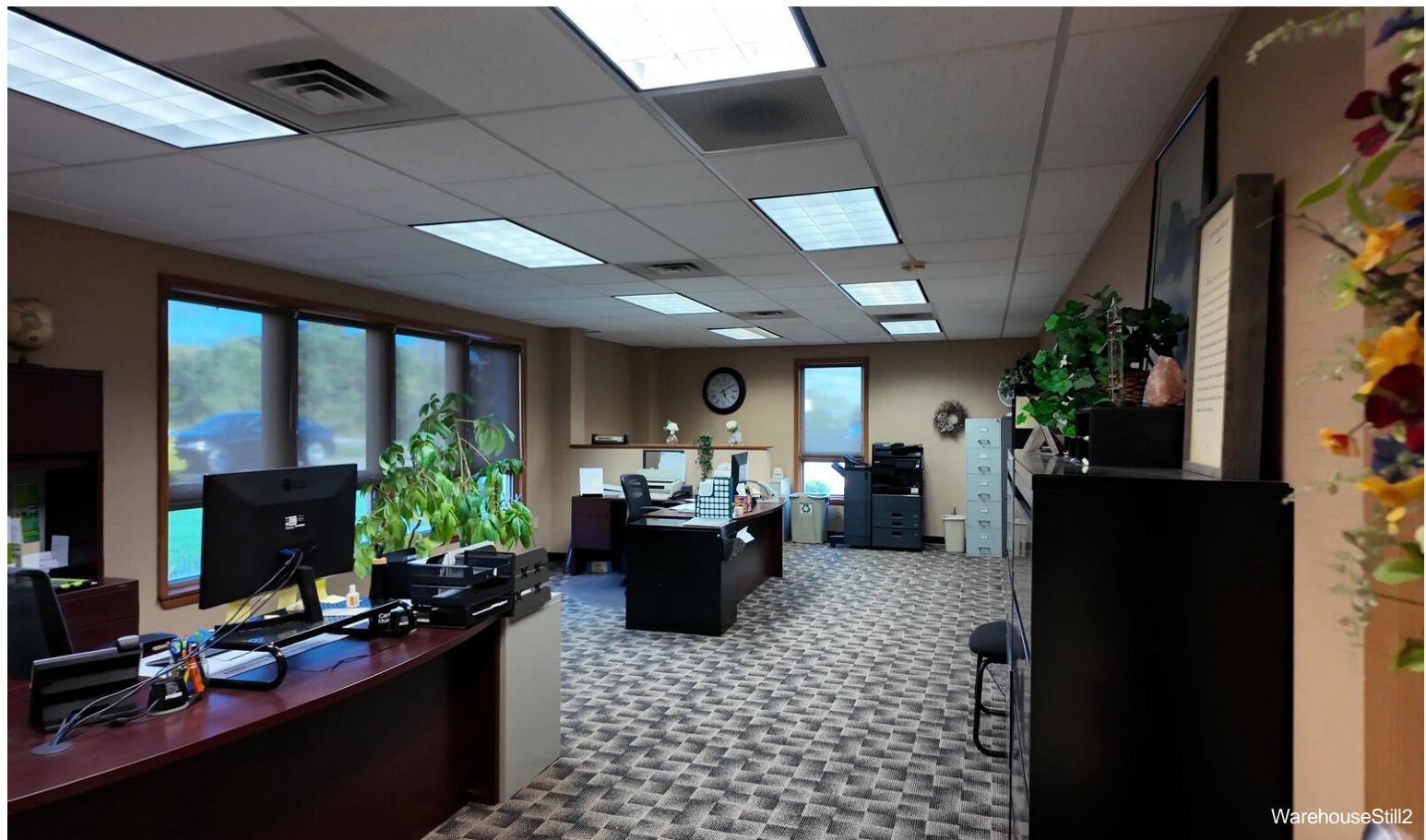


WarehouseStill1



WarehouseStill4

## Property Photos



WarehouseStill2



WarehouseStill6

## Property Photos

