



**81,000 SF
AVAILABLE**

jll.com

Available

Moor Industrial Park

1729 Pennsylvania Avenue
Monaca, PA 15061

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 **JLL** SEE A BRIGHTER WAY

LOCATION

- Less than 5 miles to Shell Cracker Plant
- Easy Access to Routes 51, 65 and I-376
- Proven business location

PROPERTY SPECIFICATIONS

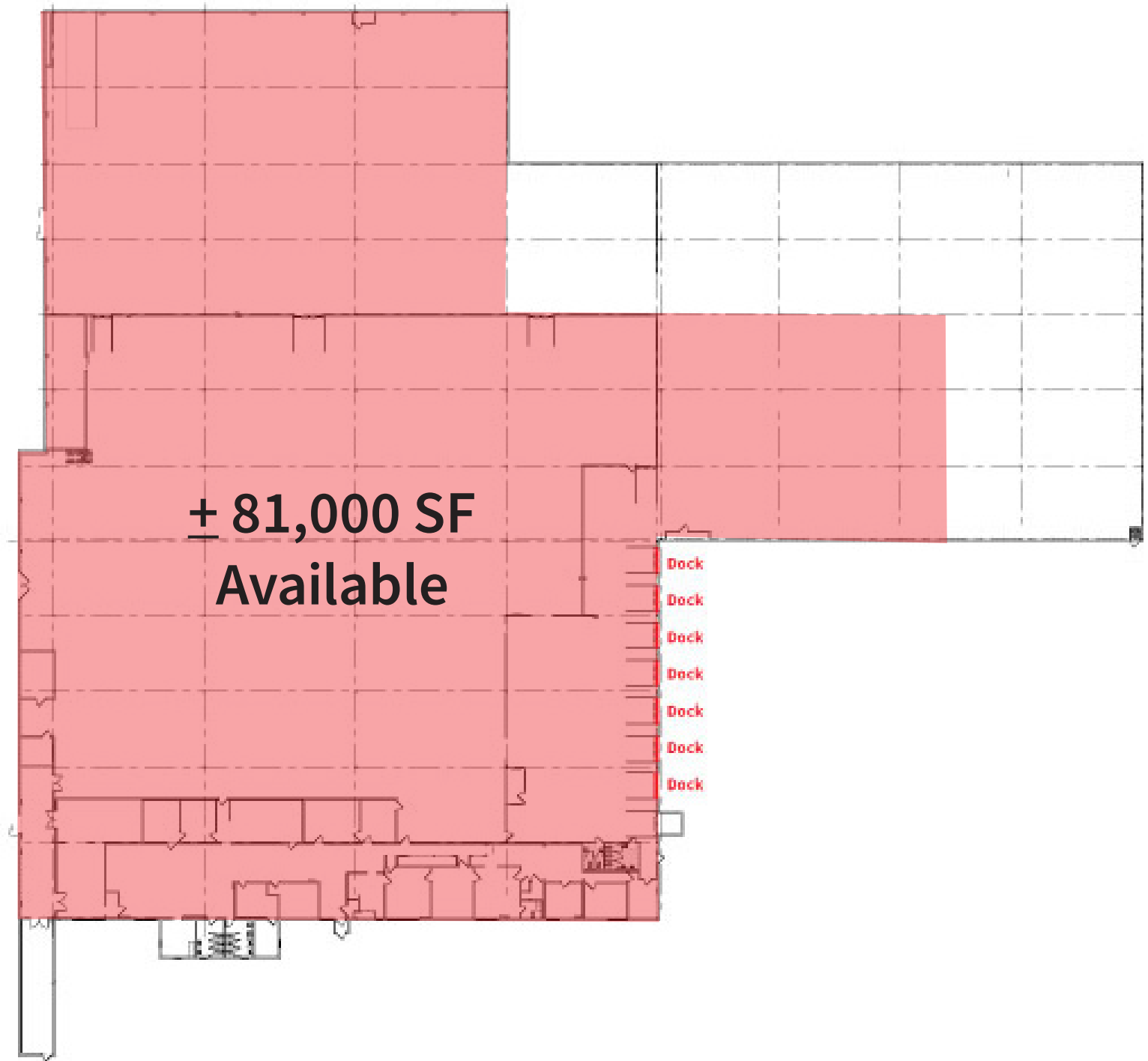
Available Space	± 81,000 SF
Acreage	22.0 AC
Space Use	General Industrial / Warehouse
Clear Height	16' - 22'
Docks	7 - 8' x 8'
Drive in Doors	N/A
Electric	Phase 3, 480/240/110 volt
Sprinkler System	Ordinary Hazard - Dry Sprinkler
Parking Spaces	45 paved auto spaces with outside storage



PHOTOS



FLOORPLAN



KEY DISTANCES

11.3 miles (20 min) to I-279

9.1 miles (15 min) to I-79

3.43 miles (10 min) to I-376

11 miles (22 min) to Cranberry, PA

25 miles (52 min) to Pittsburgh, PA

79 miles (1 hr 20 min) to Wheeling, WV

