

# FOR LEASE

AVAILABLE 2024

## DERRY BUSINESS PARK

Third Street & Route 217 | Derry, PA 15627

**NEW CONSTRUCTION / FLEX BUILDING**

10,000 - 170,000 SF Available



**POSSIBLE BUILDING RENDERING**



Harvest Commercial  
Real Estate Services  
[www.harvestcre.com](http://www.harvestcre.com)

DAVE STEVENSON 412.720.6080 | [dstevenson@harvestcre.com](mailto:dstevenson@harvestcre.com)

BOB LASSER 724.494.5718 | [bobl@harvestcre.com](mailto:bobl@harvestcre.com)

CYRA CONTRACTOR 412.892.1159 | [cyrac@harvestcre.com](mailto:cyrac@harvestcre.com)

HCRC | 4848 Route 8, Unit 2 | Allison Park, PA 15101

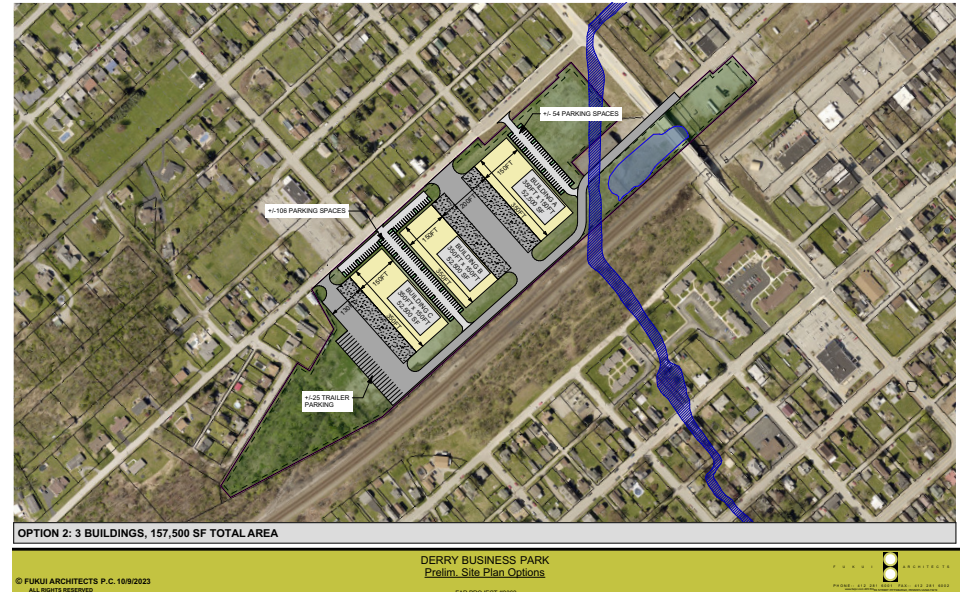
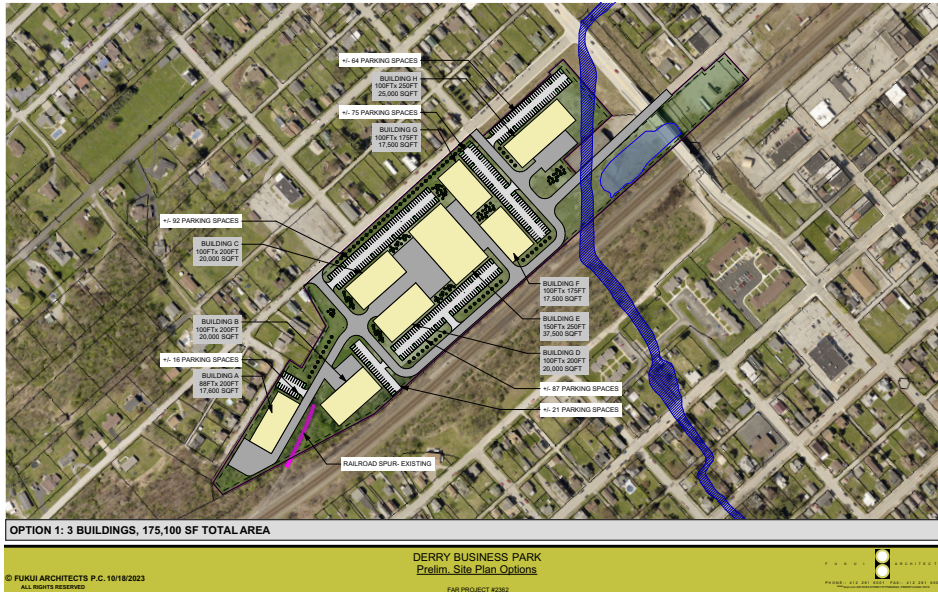


# ALTERNATIVE BUILDING SCENARIOS

Third Street & Route 217, Derry, PA

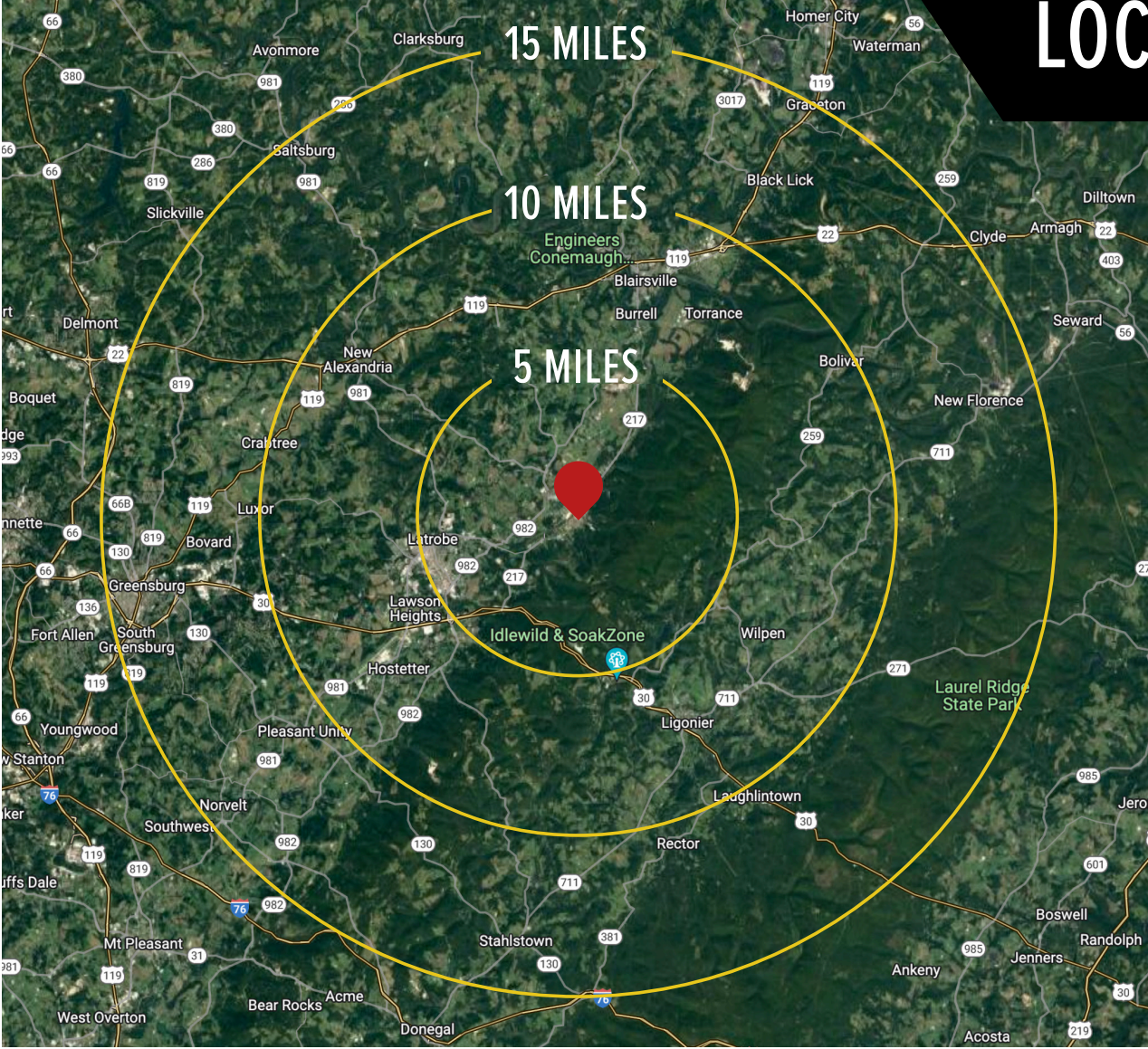


POSSIBLE BUILDING RENDERING

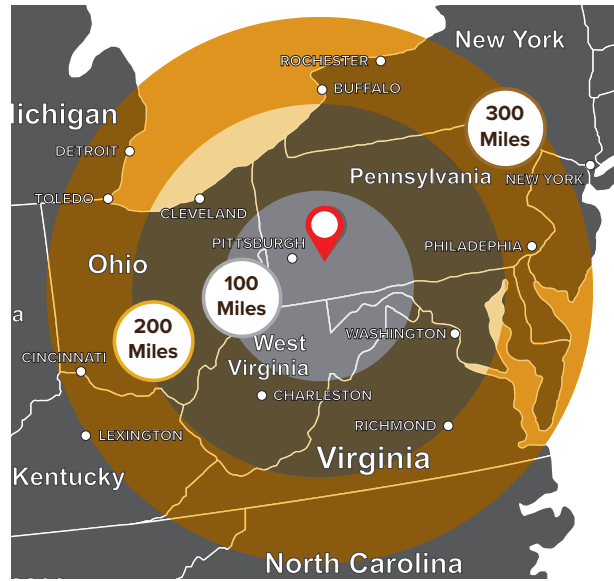




# LOCATION HIGHLIGHTS



- 3 MILES** to Latrobe
- 5 MILES** to Route 30
- 9 MILES** to Route 22
- 11 MILES** to Turnpike
- 17 MILES** to I-76 and I-70
- LATITUDE** 40.332455
- LONGITUDE** -79.304693





# PROPERTY SPECIFICATIONS

Third Street & Route 217, Derry, PA



AVAILABLE	New Construction/Flex Building
LOT SIZE	19.2 acres
MUNICIPALITY	Derry, Westmoreland
ZONING	Industrial
BUILDING SIZE	10,000 SF Minimum Up to 170,000 SF
PARKING	Ample Parking
DELIVERY DATE	2024
DRIVE IN DOORS	14'x14' Drive in Doors
DOCK DOORS	9'x10 Dock Doors
CEILING HEIGHT	24'
POWER	800 Amp, 480 volt, 3 phase
SPRINKLER	Wet System
HVAC	Reznor
UTILITIES	Standard Public
LIGHTING	LED High Bay Lights
RAIL SPUR	Norfolk Southern Service



Harvest Commercial  
Real Estate Services  
[www.harvestcre.com](http://www.harvestcre.com)

DAVE STEVENSON 412.720.6080 | [dstevenson@harvestcre.com](mailto:dstevenson@harvestcre.com)  
BOB LASSER 724.494.5718 | [bobl@harvestcre.com](mailto:bobl@harvestcre.com)

CYRA CONTRACTOR 412.892.1159 | [cyrac@harvestcre.com](mailto:cyrac@harvestcre.com)

HCRC | 4848 Route 8, Unit 2 | Allison Park, PA 15101