

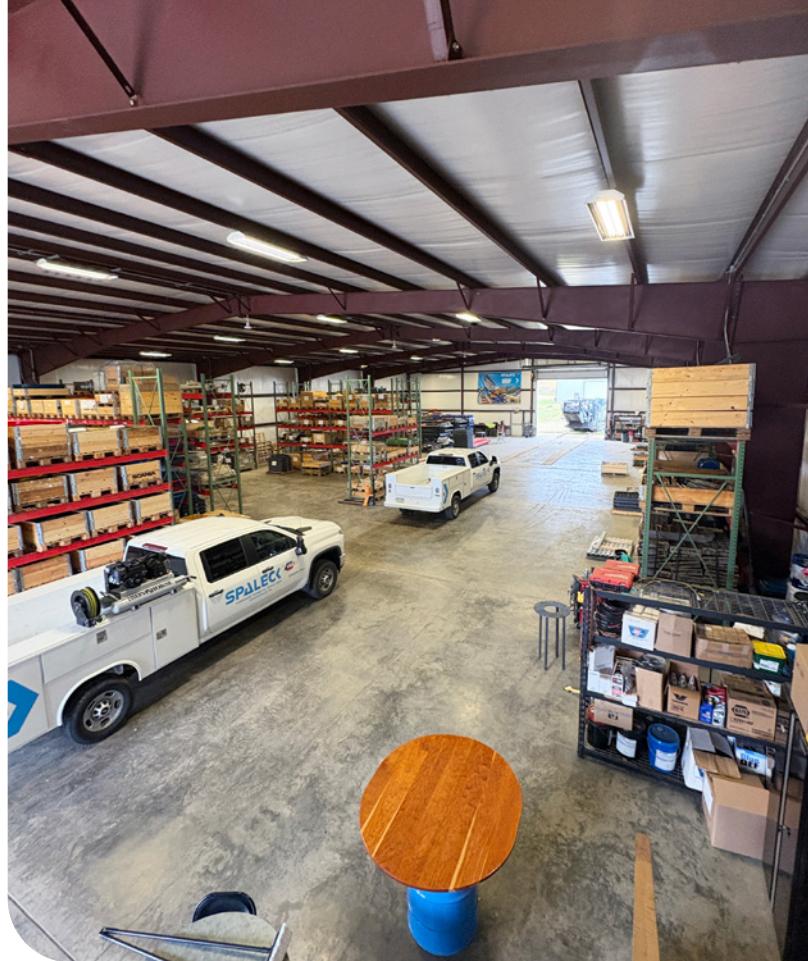
3020 PITTSBURGH ST/ROUTE 51

PERRYOPOLIS, PA 15473



12,000 SF WAREHOUSE FOR LEASE

- 12,000 SF structural steel building
- Heavy Industrial-zoned warehouse space
- 1 acre yard, with additional yard space available
- Warehouse features:
 - (2) oversized 18' x 16' high doors
 - Drive-thru bay
 - 20' end wall height
 - Single-phase power
 - Propane heaters
 - 6" concrete floors
 - Floor drains
 - (2) private offices
 - Secure, gated entrance
- Located directly off of PA-51 for easy north/south travel
- Lease Rate: \$9.00/SF, NNN



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KEY DISTANCES

PA-51/I-70 INTERCHANGE	7.1 mi / 11± min
UNIONTOWN, PA	13.7 mi / 22± min
WASHINGTON, PA	32.3 mi / 42± min
MORGANTOWN, WV	40.5 mi / 50± min



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