

35 HERRON AVENUE, EMSWORTH, PA 15202



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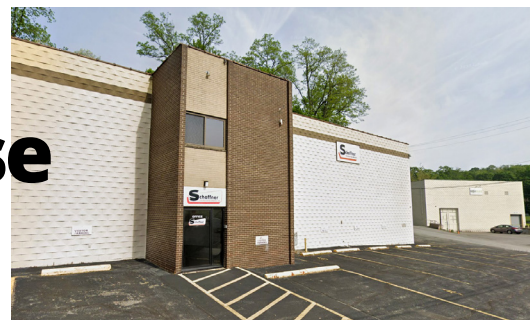
FOR LEASE
5,340 - 10,680 SF
Subdividable

**FOR
LEASE**

Flexible Riverfront Office-to-Warehouse

Opportunity Overview

Offering **5,340–10,680 SF on a 0.4-acre lot**, this versatile industrial/flex property features **(2) drive-in doors** (on the 1st floor) **and (1) dock door** with direct 2nd-floor access. The 2nd floor provides adaptable office-to-warehouse configurations, allowing users to tailor the space to their operational needs. Ideal for a variety of light industrial or flex uses in a convenient Emsworth location.



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FEATURES



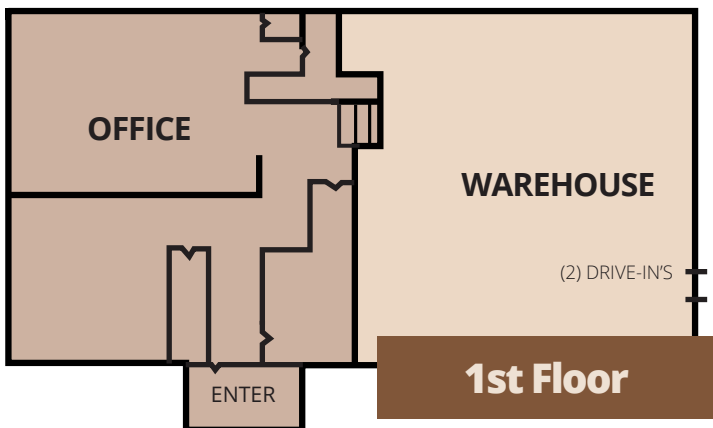
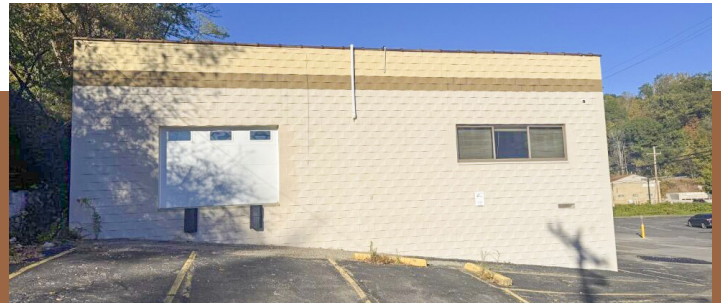
(2) Drive-In's



(1) Dock



(20) Spaces



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