

Modern Functional Light Industrial Building

327 S Walnut Ln,
Beaver, PA 15009
www.cbre.com/properties

Approximately 14,964 SF Building with 2,858 SF of Office Space on 1.72 Acres



327 S Walnut Ln
Beaver, PA 15009

For Sale

Functional Light Industrial or “Flex” Space

Asking Sale Price: \$1,500,000

- + Building Square Footage: Approx. 14,964 SF
- + Office Space: Approx. 2,858 SF
- + Site Size: Approx. 1.72 acres
- + Loading Doors: Three (3) 12'x14' Grade-level doors total (*two serve the main warehouse space, and one serves the smaller machine shop area*)
- + One (1) center column line in the main warehouse area creating 54' wide bays
- + Ceiling Height: Approx. 14' clear ceilings
- + Lighting: Fluorescent with supplemental LED's
- + Power: Main warehouse area has 400-AMP, 120/240-Volt, 3-Phase service; smaller bay has separate 200-Amp, 240-Volt, 3-Phase service
- + HVAC: Heat provided by a 1 million BTU gas boiler. Office space is air-conditioned.
- + Roof: Rubber - replaced in 2016 and serviced in 2025
- + Parking: Approximately 20 paved and striped spaces



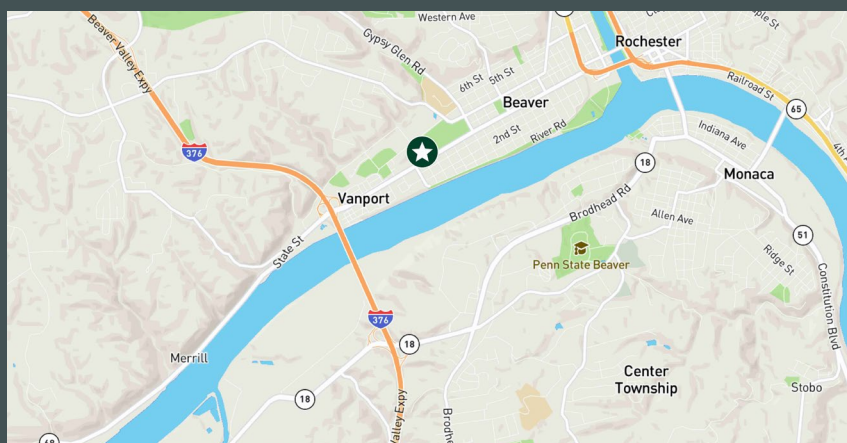
Flat, Fully Usable Site With Potential For Building Expansion

327 S Walnut Ln
Beaver, PA 15009

For Sale



- + Excellent Highway Access
 - One (1) mile to I-376
 - Convenient to the PA Turnpike
- + 4 Minutes to Downtown Beaver
- + Located across the Ohio River from the Shell Petrochemical Plant in Beaver County



Contact Us

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