

±115,000 SF

LIGHT INDUSTRIAL OPPORTUNITY

22 Rich Hill Road, Cheswick, PA 15024

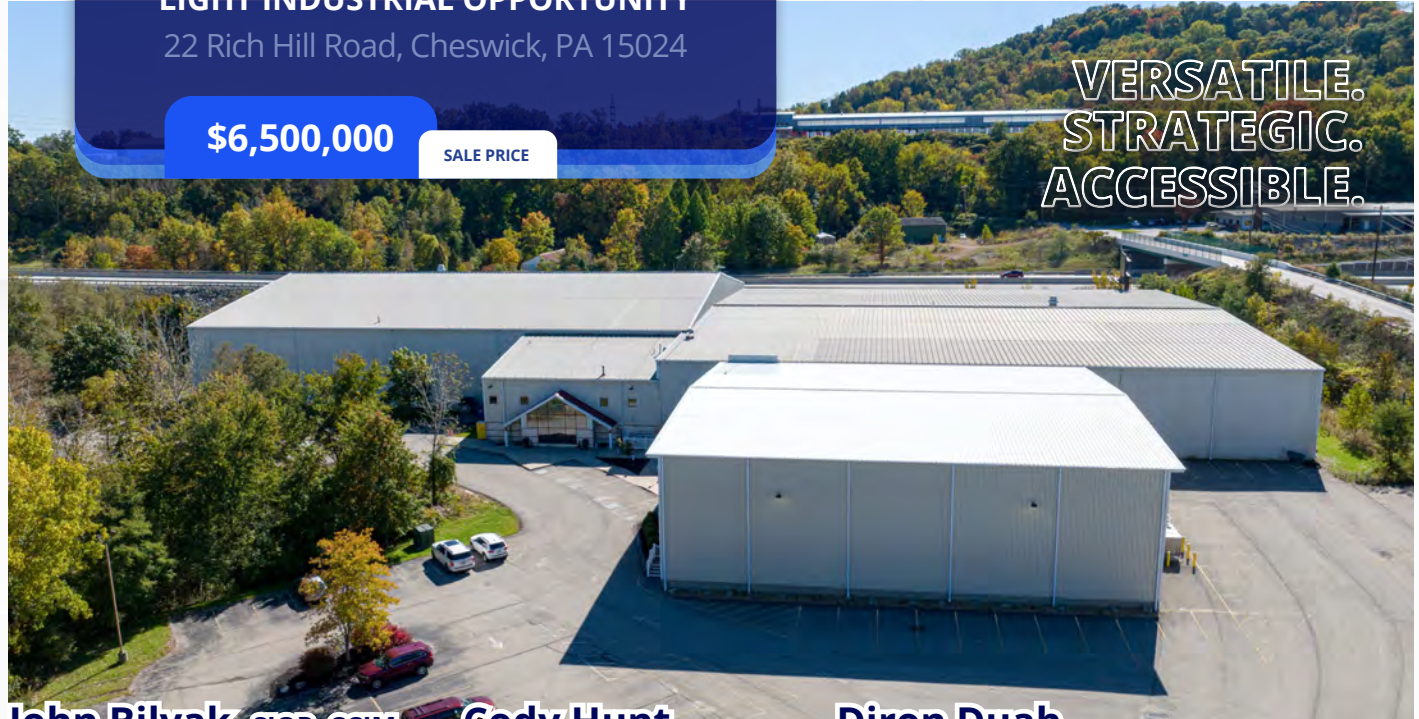
\$6,500,000

SALE PRICE



Colliers

VERSATILE.
STRATEGIC.
ACCESSIBLE.



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PROPERTY SPECS:



SITE

13.65 acres



TOTAL SF

115,000 SF



ZONING

I-1 (Click [here](#) for more information)



99,000 SF

28' - 45' Clear

208 V, 1200 AMP, 3-Phase

16,000 SF

28' - 32' Clear

208/120 V, 400 AMP

I-76

Excellent highway visibility

±37,000 ADT ON I-76 

**Direct access to Route 910
via Rich Hill Road**

RICH HILL ROAD

PROPERTY OVERVIEW

22 Rich Hill Road is a great fit for a light industrial user, or for those looking to leverage the in-place business.

IDEAL USE CASES INCLUDE



Light
Manufacturing



Assembly



Distribution/
Storage



Sports/
Recreation



BUILDING SPECS:

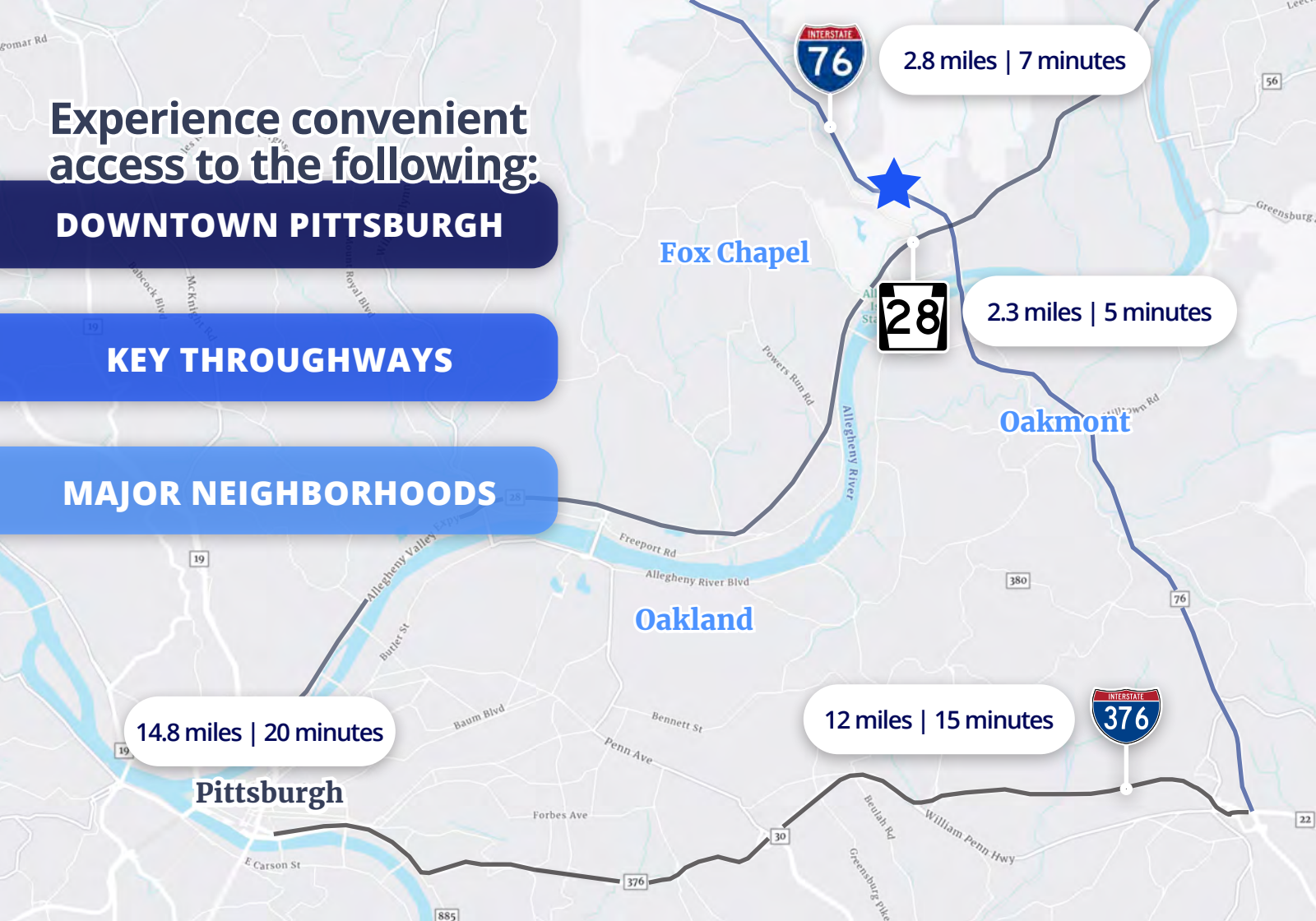
- The entryway includes a reception and large seating and concession areas.
- Three small sided turf fields:
 - (1) 210' x 150' field surrounded by safety netting
 - (2) 200' x 80' fields enclosed with dasher boards
- Clear height ranging from 28' to 45'
- The entire building is Fully Conditioned (Heated and Cooled).
- Office and dining areas are present on both the ground and mezzanine floors.
- Locker rooms and restrooms adjacent to the fields and courts
- (2) hard court surfaces (120'x100' combined)
- Mezzanine office/conference rooms
- Drive-in access
- Potential to add docks
 - Additional Features:
 - Ground and mezzanine level viewing areas
 - A pub/restaurant on the mezzanine level, offering the following:
 - A six-tap beer system, flat screen TVs (ADA accessible), live streaming views of the fields, and a seating capacity of 72 in pub

Experience convenient access to the following:

DOWNTOWN PITTSBURGH

KEY THROUGHWAYS

MAJOR NEIGHBORHOODS



22 RICH HILL RD.



115,000 SF of open, adaptable space for warehousing, logistics, & manufacturing.



Located in a mixed-use area with a strong industrial presence.



Quick access to major highways, rail lines, & river transport for seamless distribution.



Modern facility with high ceilings, multiple dock doors, and flexibility to add drive-ins.



REGIONAL Drive Times

I-76	2.8 miles 7 minutes
Rt. 28	2.3 miles 5 minutes
Downtown Pittsburgh	15 miles 22 minutes
PIT	31 miles 35 minutes

EXPERIENCE THE FOLLOWING:

PRIME CONNECTIVITY

INDUSTRIAL PRESENCE

WORKFORCE ACCESSIBILITY

STRATEGIC LOCATION

NEARBY AMENITIES

NEARBY Colleges/Universities

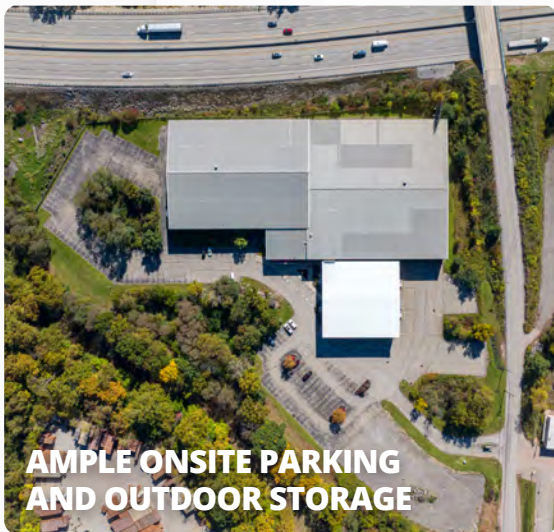
University of Pittsburgh U-PARC	2.7 miles 7 minutes
Westmoreland Community College	7.1 miles 15 minutes
Penn State New Kensington	11.6 miles 23 minutes
CCAC Boyce Campus	14.4 miles 24 minutes



DRIVE-IN ACCESS WITH POTENTIAL TO ADD DOCKS/DRIVE-INS



PROXIMITY TO I-76 & RT. 28



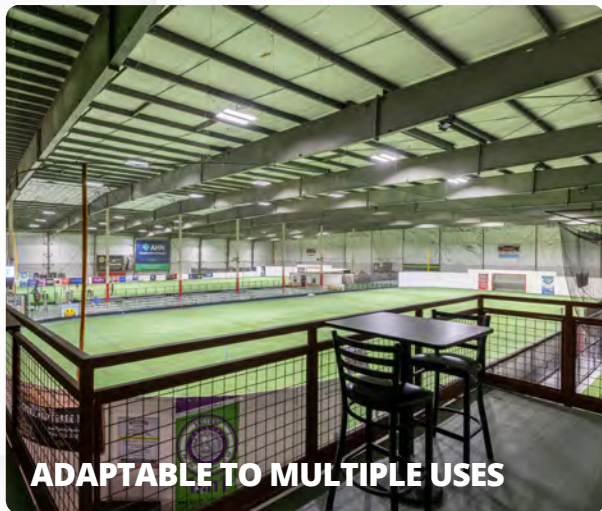
AMPLE ONSITE PARKING AND OUTDOOR STORAGE



ARCHITECTURALLY PLEASING



EXCELLENT VISIBILITY



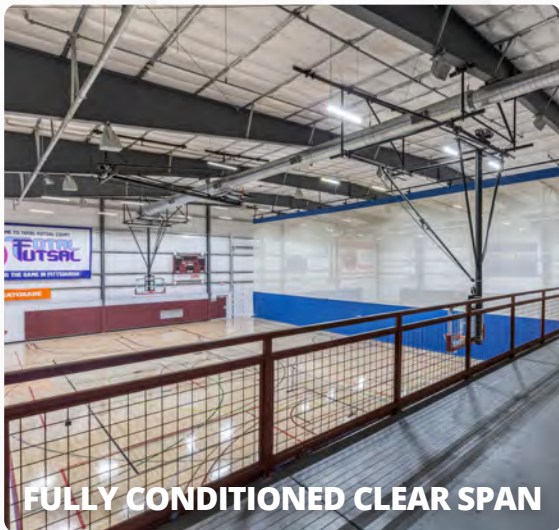
ADAPTABLE TO MULTIPLE USES



RENOVATED LOBBY AREA



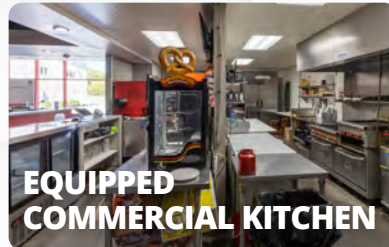
EXISTING OFFICE SPACE



FULLY CONDITIONED CLEAR SPAN



BAR & DINING AREA



EQUIPPED COMMERCIAL KITCHEN



CLEAR SPAN

FOR SALE | \$6,500,000

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DON'T MISS THIS OPPORTUNITY.
Discover how this facility can support your operations.



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