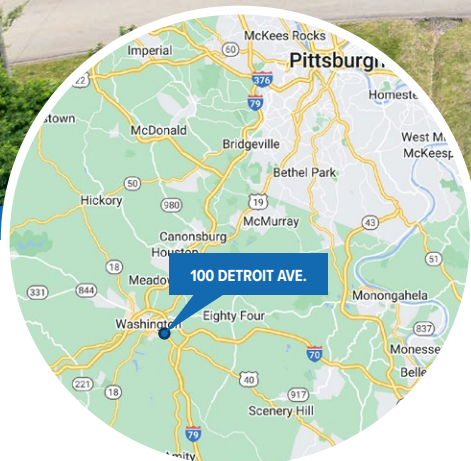


# 100 DETROIT AVENUE

WASHINGTON, PA 15301

**46,000 SF  
AVAILABLE**

**QUALITY LIGHT  
INDUSTRIAL SPACE +  
OUTDOOR STORAGE**



2 Miles



3 Miles

## FOR MORE INFORMATION:

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Marketed By:

**GENFOR**  
REAL ESTATE

Owned by:



**CHAPMAN  
PROPERTIES**

# 100 DETROIT AVENUE

WASHINGTON, PA 15301

## SPECIFICATIONS

BUILDING &  
AVAILABLE SPACE

### PROPERTY OVERVIEW

|                 |                                                                                                                                                                                                                                  |
|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| BUILDING SF     | 79,500 SF                                                                                                                                                                                                                        |
| AVAILABLE SPACE | 46,000 SF                                                                                                                                                                                                                        |
| SITE ACREAGE    | 5.194 AC                                                                                                                                                                                                                         |
| CLEAR HEIGHT    | 20'                                                                                                                                                                                                                              |
| ELECTRIC        | Heavy three phase power in place                                                                                                                                                                                                 |
| LOADING         | One (1) 20'w x 12'h grade level door<br>One (1) 12'w x 14'h overhead door<br>One (1) 12'w x 12'h overhead door<br>One (1) 8'w x 8'h grade level door<br>One (1) 20'w x 12'h grade level door<br>Existing platform at dock height |
| YARD AREA       | Approximately 1 acre of stabilized land next to the building                                                                                                                                                                     |
| RAIL SERVICE    | Rail to the site (Allegheny Valley Railroad)                                                                                                                                                                                     |
| LOCATION        | Less than 2 miles to I-79 N/S and I-70 E/W                                                                                                                                                                                       |
| MUNICIPALITY    | City of Washington, 5th Ward                                                                                                                                                                                                     |
| PARCEL ID       | 750-046-00-00-0001-01 (in the Washington County Property Records)                                                                                                                                                                |



### PROPERTY HIGHLIGHTS

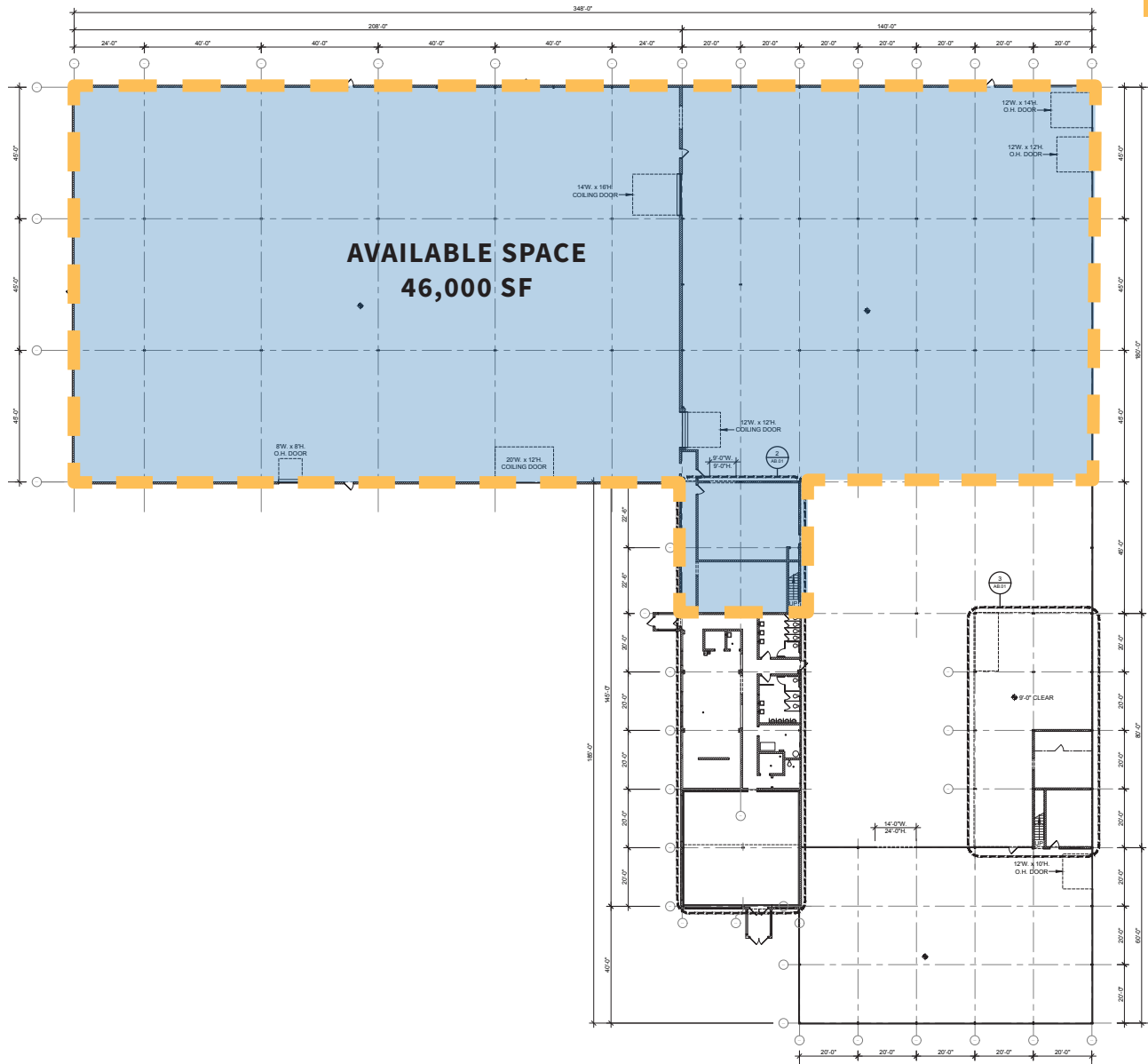
- Excellent interstate access; 2 miles to I-79 and 3 miles to I-70
- 5.5 miles to the Washington County Airport
- Outside storage and stabilized yard area available
- Rail to the site – Allegheny Valley Railroad
- Ideal for warehousing and light manufacturing

# 100 DETROIT AVENUE

WASHINGTON, PA 15301

## FLOOR PLAN

INDUSTRIAL SPACE  
AVAILABLE

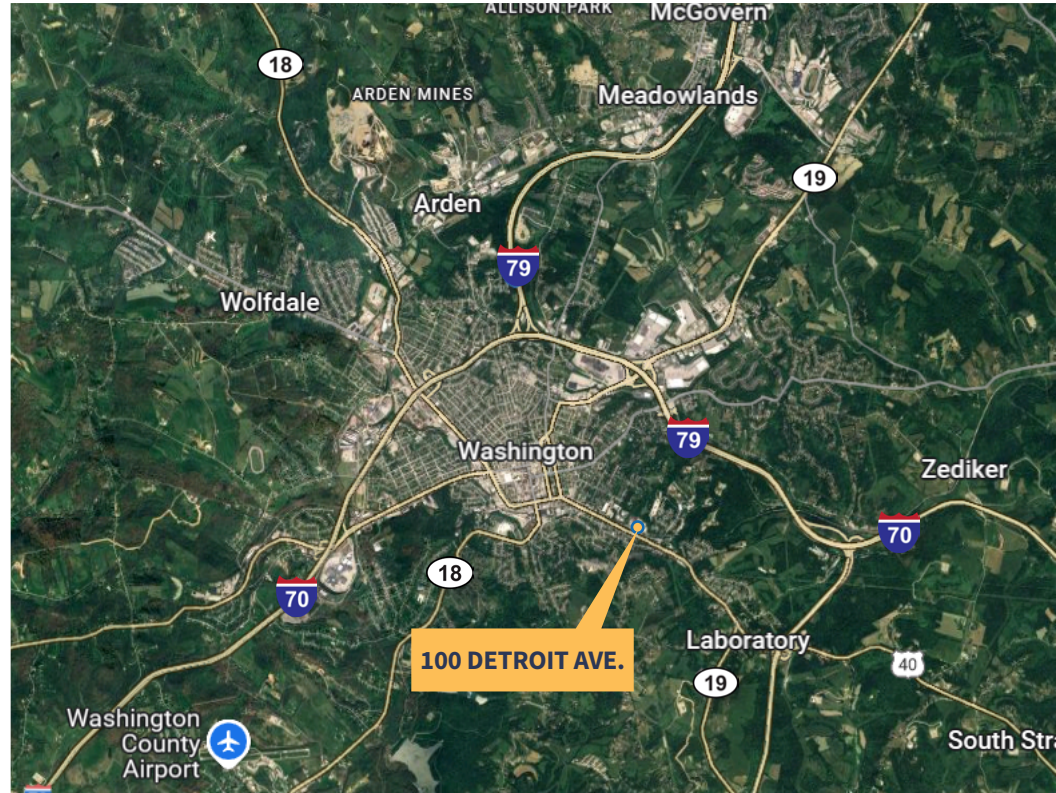
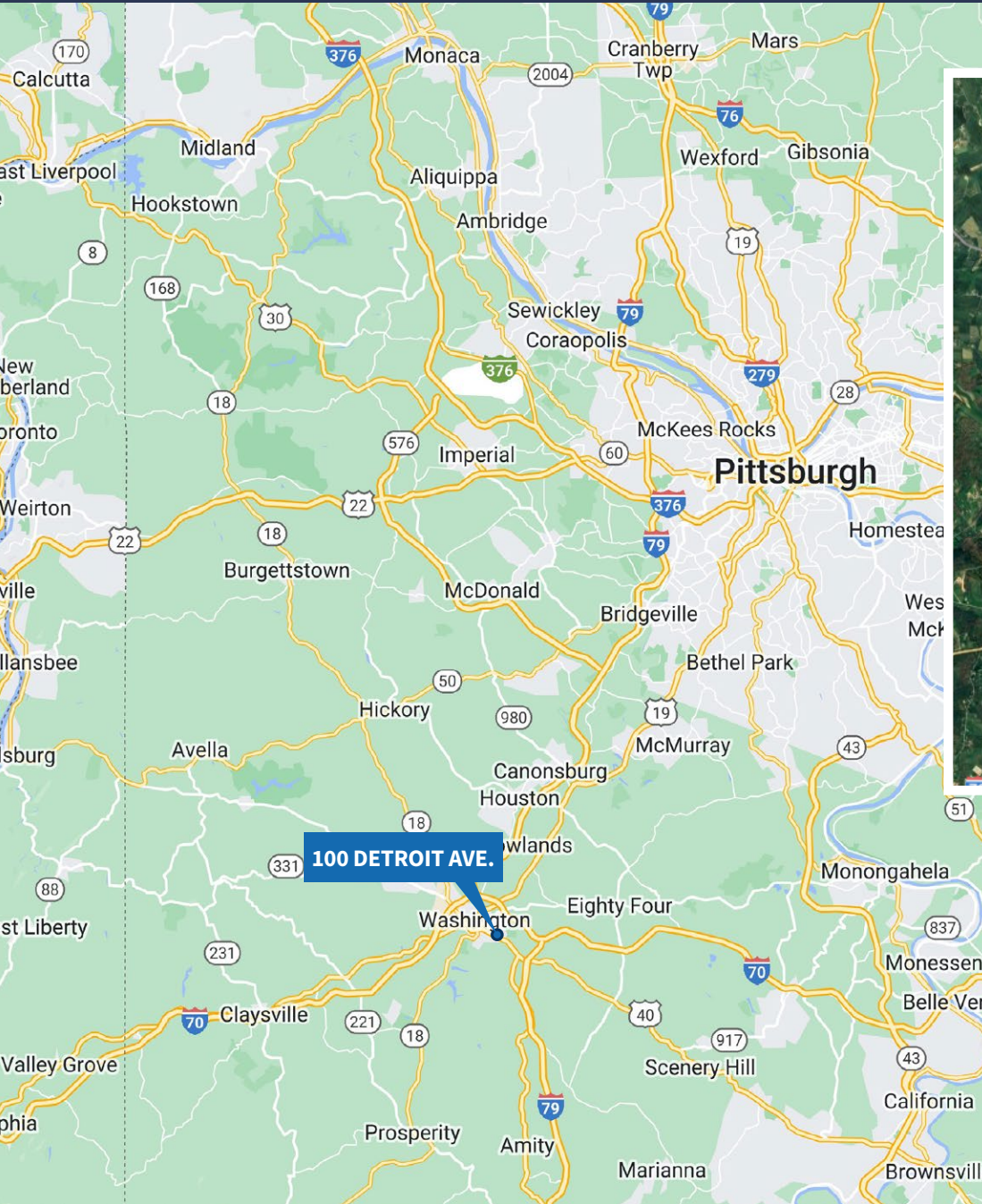


# 100 DETROIT AVENUE

WASHINGTON, PA 15301

## LOCATION

STRATEGIC INDUSTRIAL &  
LOGISTICS LOCATION

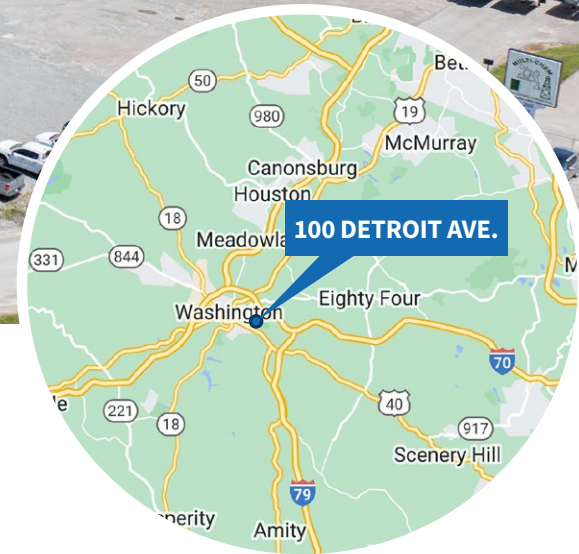


## KEY HIGHWAY DISTANCES

- Approximately 2 miles to I-79
- Approximately 3 miles to I-70
- 5.5 miles to the Washington County Airport

# 100 DETROIT AVENUE

WASHINGTON, PA 15301



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