

FOR SALE/LEASE

670 PENNSYLVANIA AVE

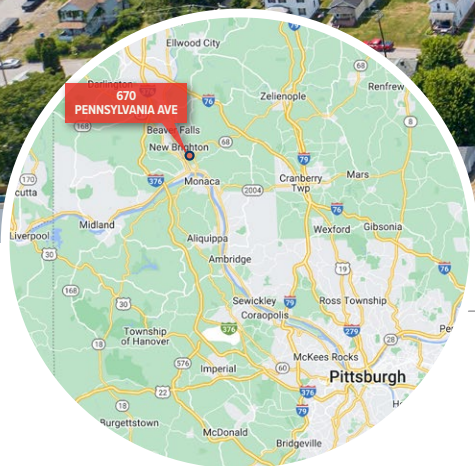
ROCHESTER, PA 15074 | BEAVER COUNTY

260,000 SF INDUSTRIAL COMPLEX

UP TO 125,000 SF AVAILABLE FOR LEASE



SHELL
PETROCHEMICAL PLANT



1.5 Miles



1.5 Miles



3.7 Miles

FOR MORE INFORMATION:

MATEO VILLA
mvilla@genforrealestate.com
D 412.564.0754 | C 412.715.3454

CONNOR JANGRO
cjangro@genforrealestate.com
D 412.564.0776 | C 412.805.7064

GENFOR
REAL ESTATE

AVAILABLE

670 PENNSYLVANIA AVE

ROCHESTER, PA 15074 | BEAVER COUNTY

SPECIFICATIONS

BUILDING & AVAILABLE SPACE

PROPERTY OVERVIEW

TOTAL SF	Approximately 260,000 SF
AVAILABLE SF	Up to 125,000 SF
SITE SIZE	20.6 Acres
IMPROVED YARD	Area for laydown/parking uses
ZONING	I-2 Heavy Industrial & Manufacturing District / I-1 Light Industrial
LOCATION	Rochester Township, Beaver County

AVAILABLE SPACE

AVAILABLE SF	Up to 125,000 SF
COLUMN SPACING	68' typical bay spacing
CLEAR HEIGHT	30' under hook, 38' to roof truss
DRIVE-IN DOORS	Overhead doors with drive-in access
POWER	480v, 3-Phase
FLOOR SLAB	Reinforced concrete and gravel/slag
ROOF	Metal



LOCATION HIGHLIGHTS

- Excellent proximity to Route 65 and Route 51
- 6 miles / 15 minutes from Shell Petrochemical Cracker Facility
- In close proximity to numerous manufacturing and logistics facilities

670 PENNSYLVANIA AVE

LOCATION

STRATEGIC INDUSTRIAL LOCATION



- 1.5 miles to Route 51 & Route 65
- 3.7 miles to I-376
- 6 miles to Shell Cracker Plant

FOR MORE INFORMATION: MVILLA@GENFORREALESTATE.COM | D 412.564.0754 | C 412.715.3454

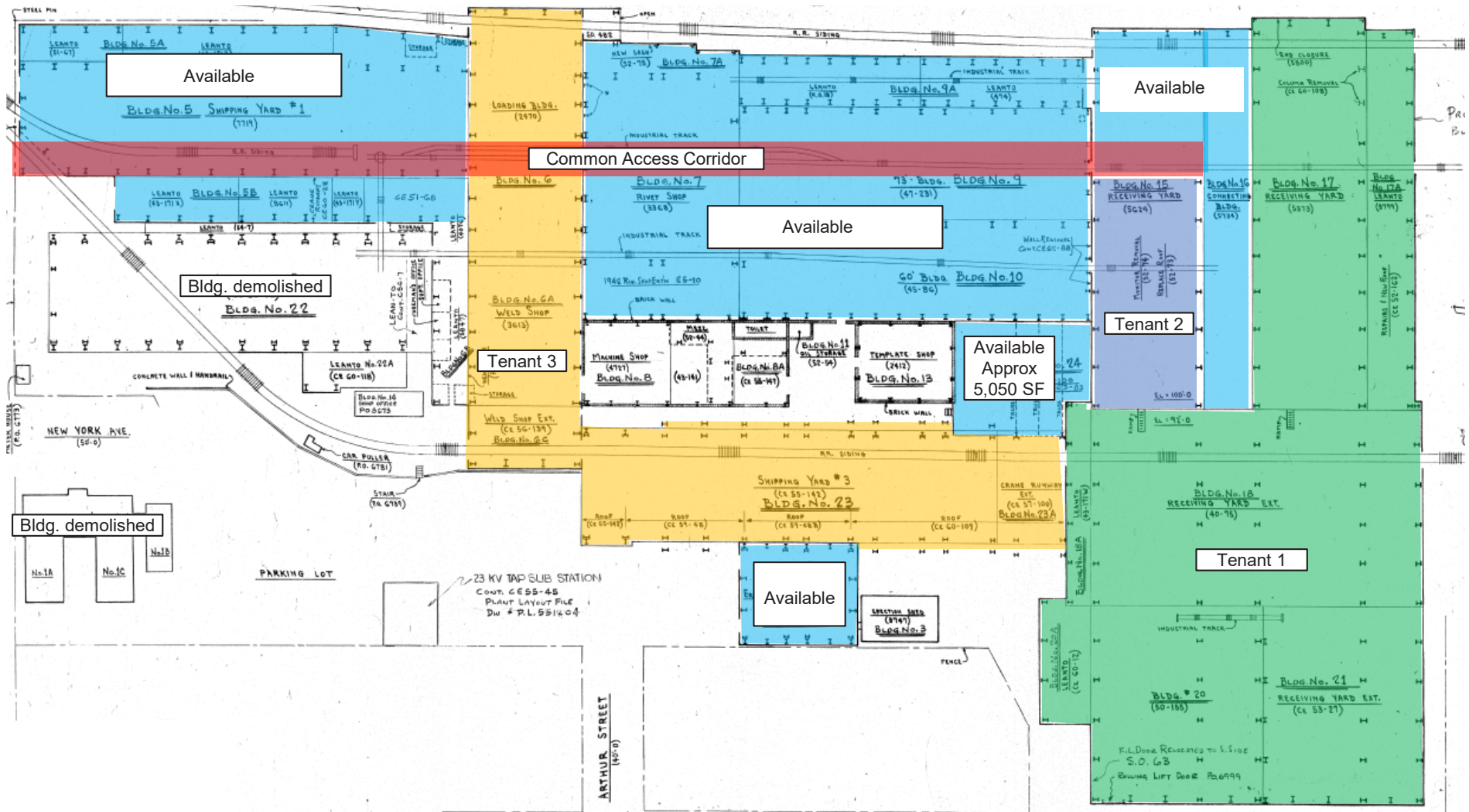
AVAILABLE

670 PENNSYLVANIA AVE

ROCHESTER, PA 15074 | BEAVER COUNTY

FLOOR PLAN

INDUSTRIAL COMPLEX



AVAILABLE

670 PENNSYLVANIA AVE

ROCHESTER, PA 15074 | BEAVER COUNTY



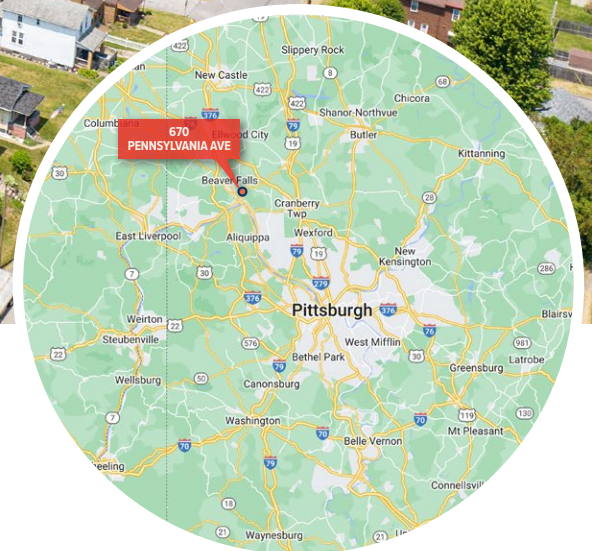
Please contact the leasing team for more information:

MATEO VILLA
mvilla@genforrealestate.com
D 412.564.0754 | C 412.715.3454

RICH GASPERINI
rgasperini@genforrealestate.com
D 412.564.0752 | C 412.651.6888

CONNOR JANGRO
cjangro@genforrealestate.com
D 412.564.0776 | C 412.805.7064

GENFOR REAL ESTATE
One Altoona Place, Suite 2A
Pittsburgh, PA 15228
Office: 412.564.0750
www.genforrealestate.com



All information contained herein has been obtained from sources deemed reliable and Genfor, LLC does not doubt its accuracy; however, Genfor, LLC makes no guarantee, representation or warranty of any kind or nature, either express or limited, with respect to the accuracy or completeness of all or any portion of the information contained herein. Terms of availability of this property are subject to change and this property may be withdrawn without notice.

GENFOR
REAL ESTATE