



801 Presque Isle
PLUM, PA 15238

FOR LEASE
33,000 SF

286

GOLDEN MILE HIGHWAY

SINGLE USER WAREHOUSE OPPORTUNITY

Situated on a hill overlooking Golden Mile Highway, the site is easily accessible from the Parkway and the Turnpike. Convenient services, including restaurants, banking, and retail opportunities are located nearby. The site's visibility from Golden Mile Highway generates an opportunity to create a highly recognizable location with signage opportunities.

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- 33,000 SF for lease
- Dock and drive-in loading possible
- 14' to 16' under beam ceiling height
- Power: 1200 amp, 120/208v 3-phase
- Fully conditioned
- Back-up generator
- Abundant natural light
- Ample parking 8.25 spaces/1,000 SF

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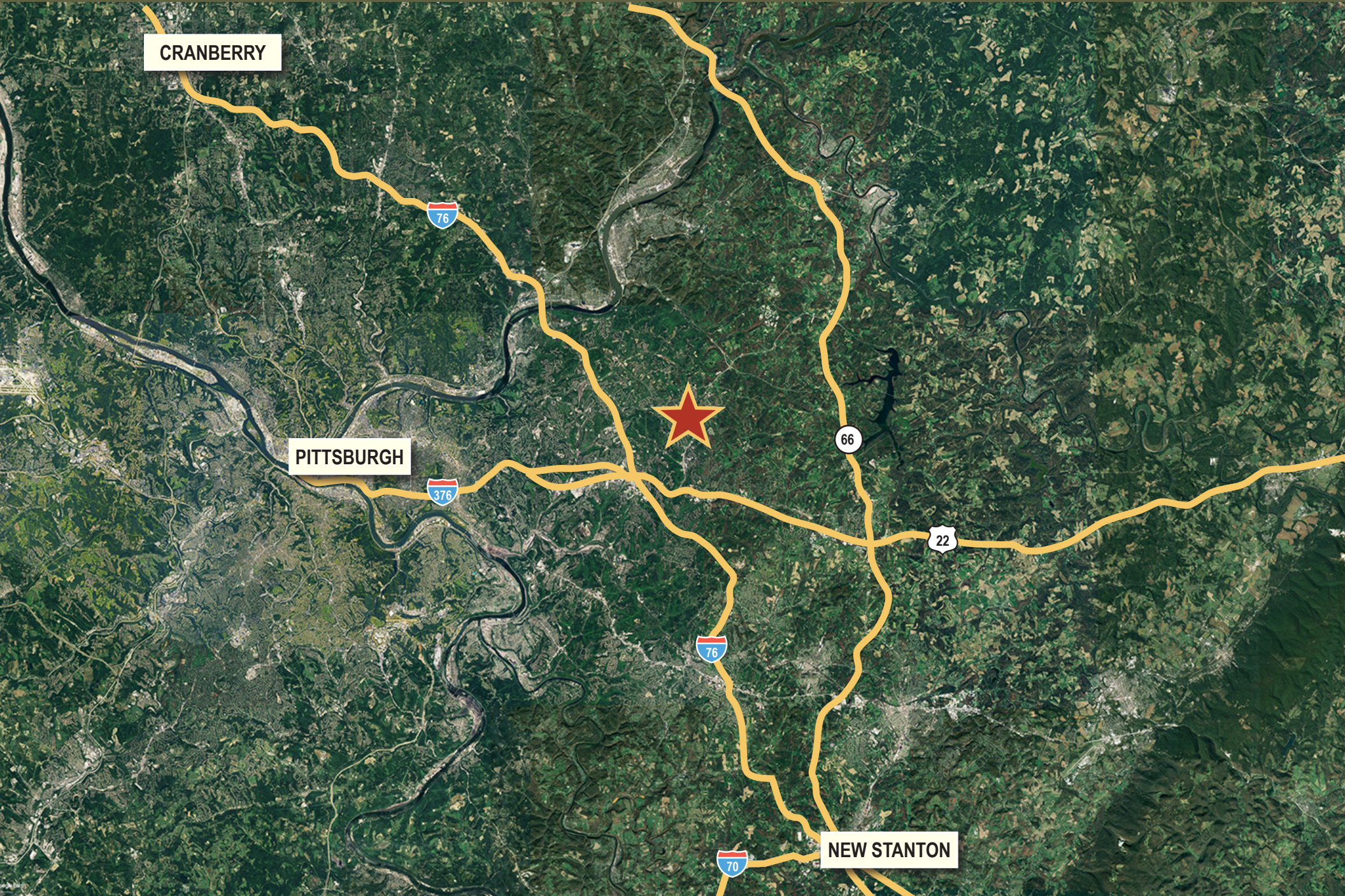
**MULTIPLE INGRESS/
EGRESS POINTS**



DIRECTLY OFF OF RT. 286 / GOLDEN MILE HIGHWAY

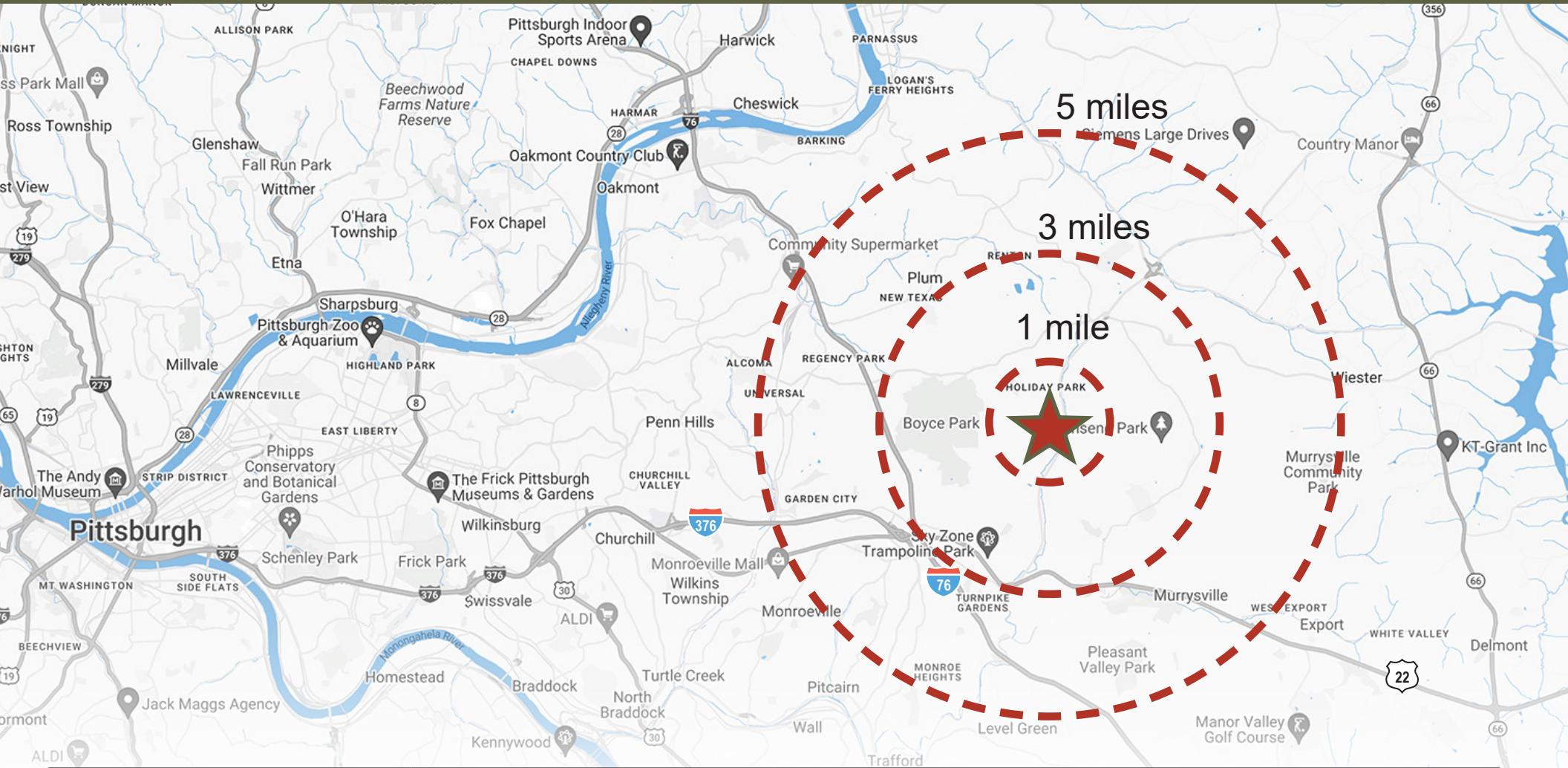
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THE BIGGER PICTURE



801 Presque Isle

LOCATION MAP & DEMOGRAPHICS



CATEGORY	1 MILE	3 MILES	5 MILES
2023 Population	7,876	29,020	69,522
2023 Households	3,172	11,881	29,070
Avg Household Income	\$106,272	\$108,448	\$101,518
Employees	1,497	12,014	38,445
Businesses	191	1,272	4,187

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FOR MORE INFORMATION CONTACT:



Jack O'Donoghue, SIOR

Managing Director

+1 412 337 0105

jack.odonoghue@cushwake.com

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