

FOR SALE



4189 Old William Penn Hwy.
Monroeville, PA 15146



CONTACT
OUR TEAM



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BUILDING FEATURES

- ±9,384 SF building
 - ±80 % warehouse | 20% office
- 14' clear height
- LED lighting
- (1) 12' x 14' drive in
- Accessibilities:
 - (1) Exterior dock-drive apron connecting to a +/- 8'x9' overhead door

LOCATION FEATURES

- Situated directly off I-376, the property offers convenient access to Pittsburgh's key commercial hubs, as well as Rt. 22 and I-76
- 52,875 ADT on I-376
- Zoning: C-2 Commercial



PROPERTY STRENGTHS



Visibility to I-376



Dock and drive-in access



Close proximity to I-376, Route 22, and Central Monroeville

LOCATION HIGHLIGHT

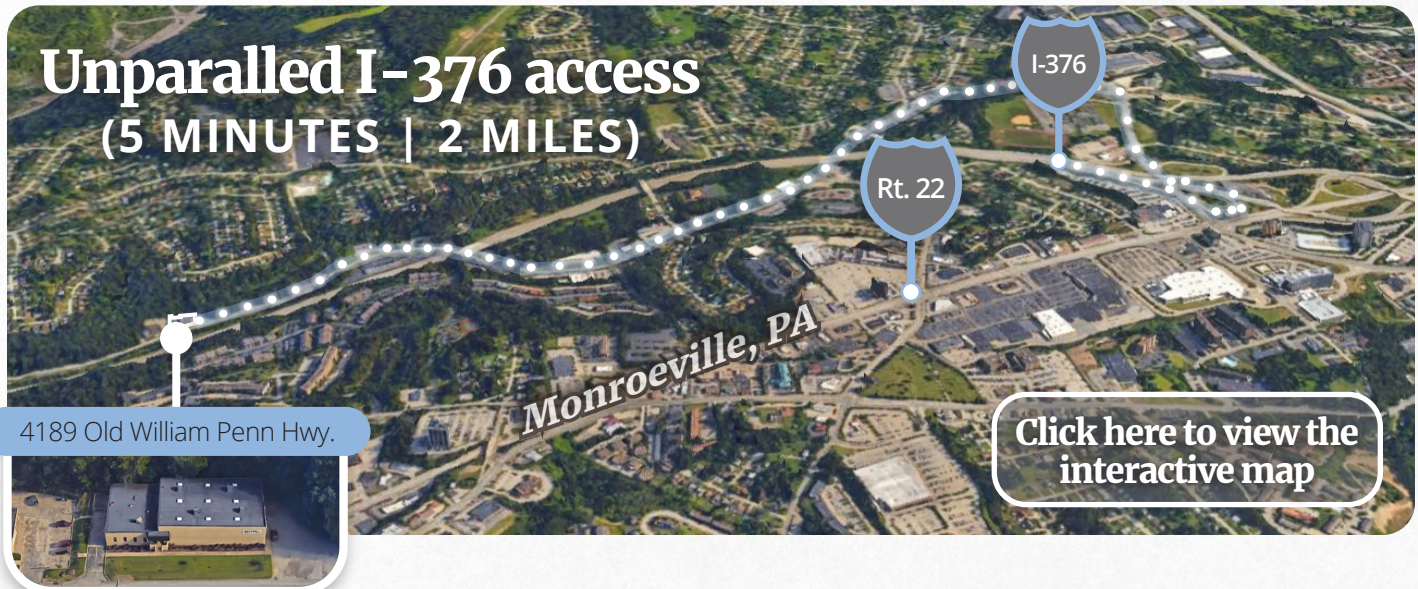
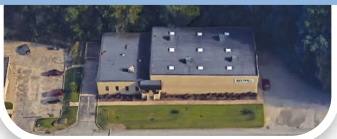
Monroeville, PA

Located just 13 miles east of downtown Pittsburgh, Monroeville is a thriving community with convenient access to major highways like I-376 and the PA Turnpike. The area boasts a diverse mix of retail, industrial, and office spaces, making it a dynamic hub for innovation and commerce. With excellent visibility and proximity to key amenities like major shopping centers, restaurants, and public transportation, this location ensures convenience for both employees and clients.

Take advantage of Monroeville's growing market and establish your business at 4189 Old William Penn Highway: a premier flex destination.

Unparalleled I-376 access
(5 MINUTES | 2 MILES)

4189 Old William Penn Hwy.



[Click here to view the interactive map](#)

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