

# FOR SALE OR LEASE 100 TRIPAK INDUSTRIES BLVD

Tarentum, PA 15084



**24,270 SF**  
Industrial Warehouse Facility

FOR MORE INFORMATION, CONTACT:

**EVAN CICIRELLO, SIOR**  
Senior Director  
+1 412 697 6558  
[evan.cicirello@cushwake.com](mailto:evan.cicirello@cushwake.com)

**SINGLE TENANT  
Distribution Building**

 CUSHMAN &  
WAKEFIELD

# 100 TRIPAK INDUSTRIES BLVD

## PROPERTY FEATURES

- **BRANDING OPPORTUNITIES (BILLBOARD AND ROOFTOP SIGNAGE)**
- **SECURED YARD AREA**
- **COVERED PARKING**

**Built/Reno:** 1970/2022

**Office SF:** 5,425 SF (2-floors)

**Power:** 500 amp / 208/120v / 3-phase

**Building Type:** Steel & Masonry

**Drive-in Doors:** Three (3) 10' x 12'

**Utilities:** All public

**Site:** 0.89 Acres

**Dock Doors:** Three (3) 9' x 10' equipped with dock lights, seals, dock levelers

**Zoning:** HC-M, Highway Commercial & Manufacturing District, Tarentum Borough  
Flexible zoning; variety of uses permitted.

**Size:** 24,270 SF

**Clear Height:** 23' – 25'

**Warehouse SF:** 18,845 SF

**Lighting:** LED

**Other Features:** Floor drains in warehouse

**WELL LOCATED SINGLE TENANT, DISTRIBUTION BUILDING**



BRANDING  
OPPORTUNITY

AVERAGE DAILY TRAFFIC (ADT): 35,000 VEHICLES PER DAY

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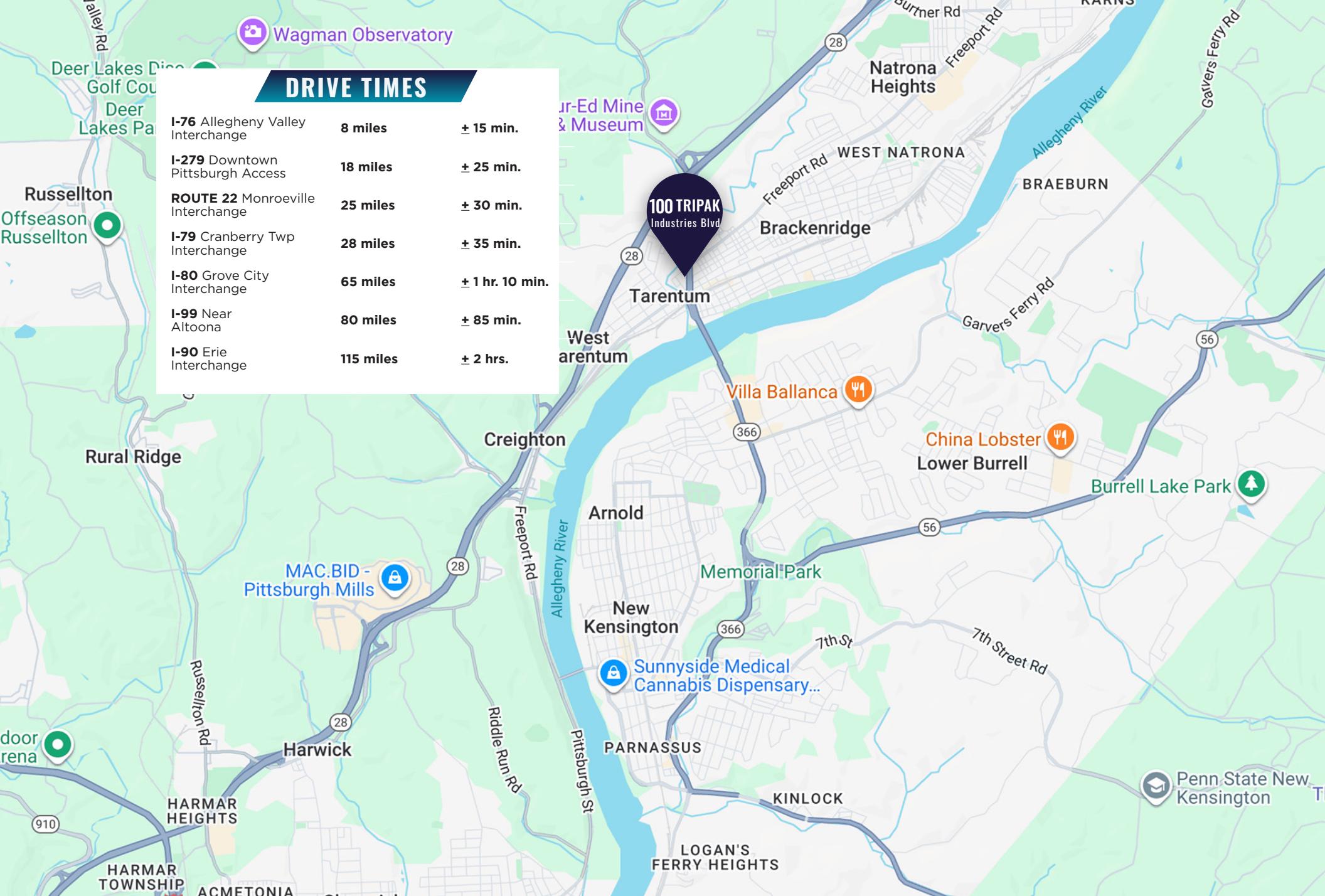
BRANDING  
OPPORTUNITY

SECURED YARD AREA

EXCELLENT VISIBILITY, NUMEROUS BRANDING OPPORTUNITIES  
SECURED, PAVED YARD AREA







# DRIVE TIMES

<b>I-76</b> Allegheny Valley Interchange	<b>8 miles</b>	<b>± 15 min.</b>
<b>I-279</b> Downtown Pittsburgh Access	<b>18 miles</b>	<b>± 25 min.</b>
<b>ROUTE 22</b> Monroeville Interchange	<b>25 miles</b>	<b>± 30 min.</b>
<b>I-79</b> Cranberry Twp Interchange	<b>28 miles</b>	<b>± 35 min.</b>
<b>I-80</b> Grove City Interchange	<b>65 miles</b>	<b>± 1 hr. 10 min.</b>
<b>I-99</b> Near Altoona	<b>80 miles</b>	<b>± 85 min.</b>
<b>I-90</b> Erie Interchange	<b>115 miles</b>	<b>± 2 hrs.</b>

# CONVENIENT ACCESS TO ROUTE 28



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