

FOR SALE OR LEASE

100 TRIPAK INDUSTRIES BLVD

Tarentum, PA 15084

BRANDING
OPPORTUNITY

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24,270 SF
Industrial Warehouse Facility

FOR MORE INFORMATION, CONTACT:

EVAN CICIRELLO, SIOR

Senior Director
+1 412 697 6558

evan.cicirello@cushwake.com

SINGLE TENANT Distribution Building



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'	Other Features:	Floor drains in warehouse
Warehouse SF:	18,845 SF	Lighting:	LED		

WELL LOCATED SINGLE TENANT, DISTRIBUTION BUILDING



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

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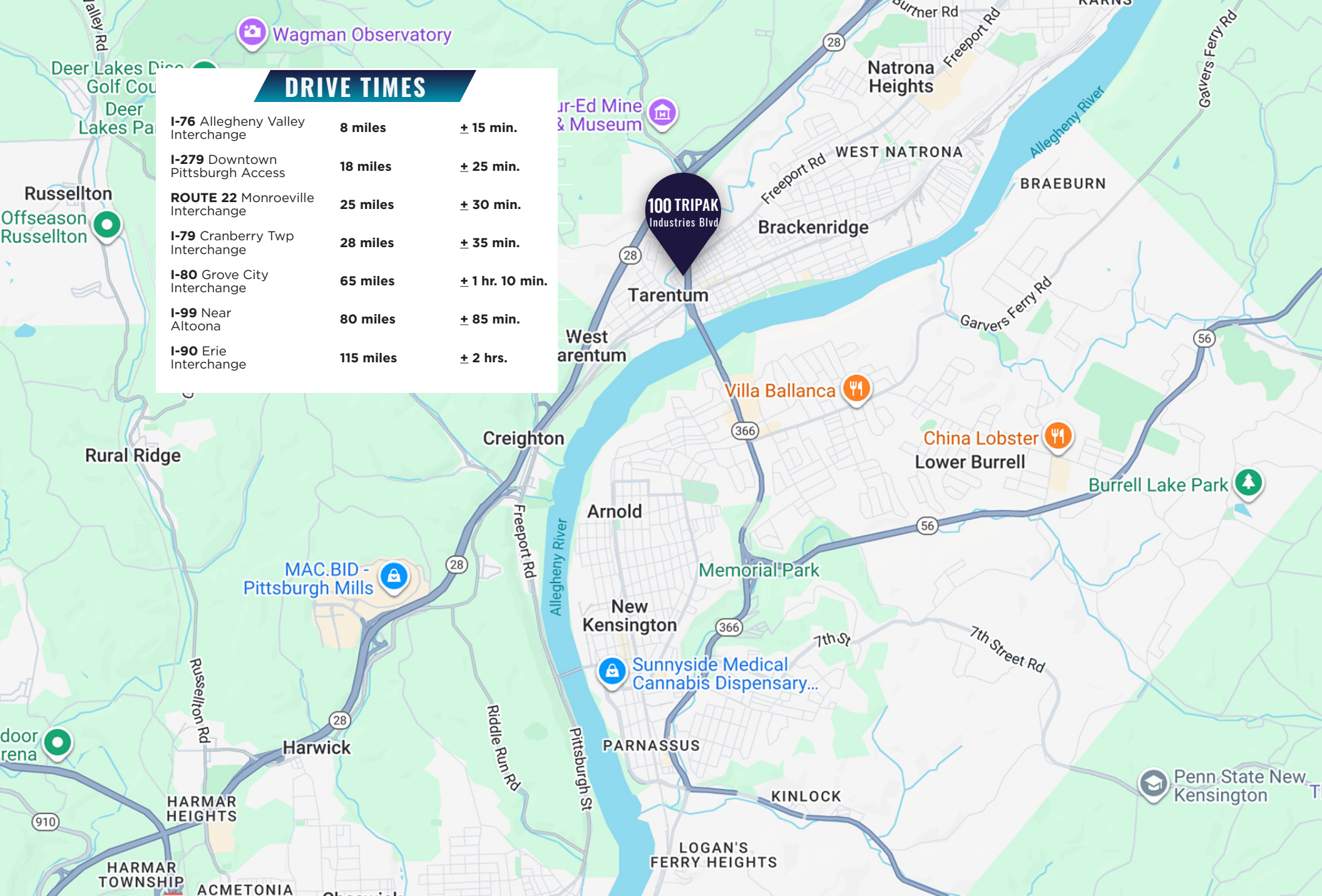
**BRANDING
OPPORTUNITY**

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SECURED YARD AREA

**EXCELLENT VISIBILITY, NUMEROUS BRANDING OPPORTUNITIES
SECURED, PAVED YARD AREA**





CONVENIENT ACCESS TO ROUTE 28



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