IRWIN, PA 15642



PROPERTY HIGHLIGHTS

- Convenient access to I-70, I-76, 376 and Routes 22, 30, 66 and 119
- 14,400 SF
- 4,000 SF of fully built-out office space
- Six drive-in doors, including two drive-throughs
- Additional outdoor storage
- 32 parking spaces (2.29 ratio)
- Front, side, and rear vehicle access
- Heavy 3p power supply

OFFERING SUMMARY

Lease Rate:	\$11.50 SF/yr (NNN)
Available SF:	14,400 SF
Lot Size:	79,063 SF
Building Size:	14,400 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,142	13,990	42,798
Total Population	4,787	31,878	97,445
Average HH Income	\$91,987	\$99,341	\$87,135

RF/MA

TYLER PETIT Senior Advisor

724.882.2619 tyler@thepittsburghagent.com

SELECT REALTY

IRWIN, PA 15642





PROPERTY DESCRIPTION

This 14,400-square-foot warehouse in Irwin, PA, offers an exceptional blend of office and warehouse space. The building includes 4,000 square feet of fully builtout office space featuring large hallways, multiple bathrooms, several office spaces, a conference room, and a break room.

The 10,000 SF warehouse is divided into multiple sections with six drive-in doors, including two full drivethroughs. The facility is equipped with heavy 3-phase power, high ceilings, and is well-suited for various industrial and storage applications.

The paved parking lot has 32 parking spots with a ratio of 2.29. Additional features include outdoor storage and front, side, and rear vehicle access, enhancing the operational flexibility of the site.

Strategically located near major transportation routes, this well-maintained warehouse offers excellent connectivity to Pittsburgh and surrounding areas, making it a highly desirable option for businesses looking to expand or relocate.

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Each office independently owned and operated

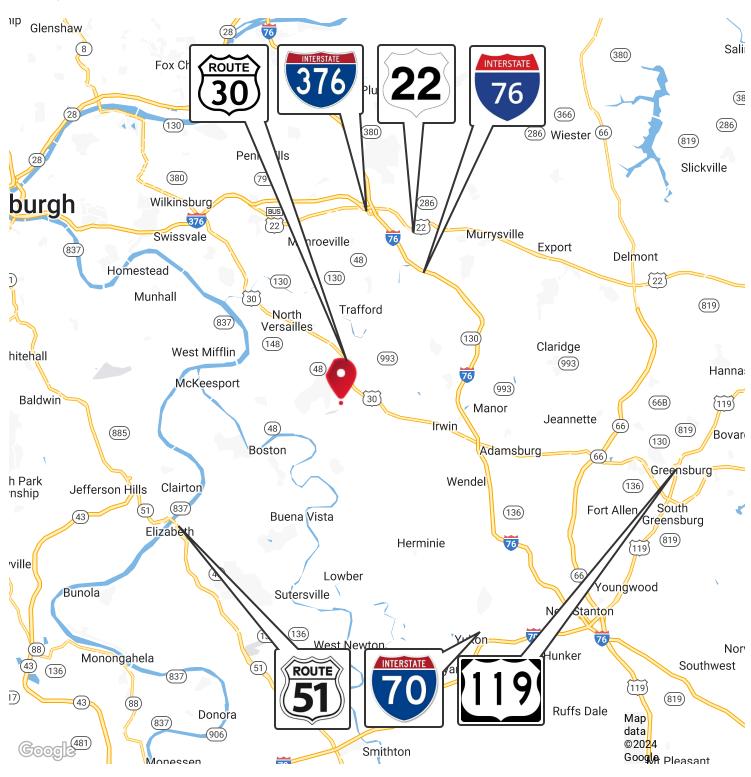
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