

# 11075 PARKER DR

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

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**TYLER PETIT**

Senior Advisor

724.882.2619

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## 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 built-out 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 drive-throughs. 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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