

# 3.1 Acres of Land For Sale

341 Park Road, Ambridge, PA



## Property Highlights

Positioned at a signalized intersection, this high-visibility 3.1 acre parcel offers exceptional development potential in one of the region's most active industrial corridors. Surrounded by millions of square feet of warehouse and manufacturing facilities, the site is ideally suited for users seeking a flexible footprint for industrial, distribution, or commercial use. Zoned M-4, the property supports a wide range of industrial operations, and with direct access to Route 65 and close proximity to I-376 and I-79, it delivers both logistical convenience and long-term growth potential.

- 3.1 acres of flat, developable land
- Frontage on highly trafficked Route 65
- Located at a signalized intersection for maximum visibility
- Surrounded by major industrial users and warehouse facilities
- Zoned M-4 – supports intensive industrial and commercial uses
- Proximity to I-376 and I-79, providing excellent regional access
- Strong daily traffic counts – approx. 20,000 vehicles/day
- Ideal for industrial, distribution, flex, or service-related development

For more information, contact:

**CHRIS GARRITY**

+1 412 266 5865

cgarrity@naiburnsscalo.com

**SCOTT DIGUGLIELMO**

+1 724 984 6251

sdiguglielmo@naiburnsscalo.com

**Naiburns Scalo**

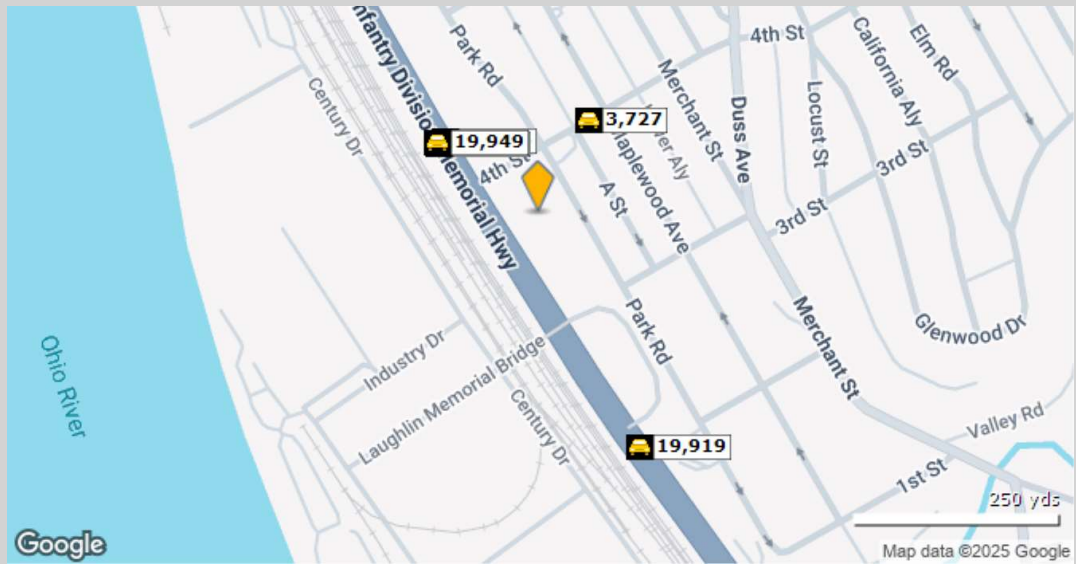
Brokerage Services

412.250.3000 | naiburnsscalo.com

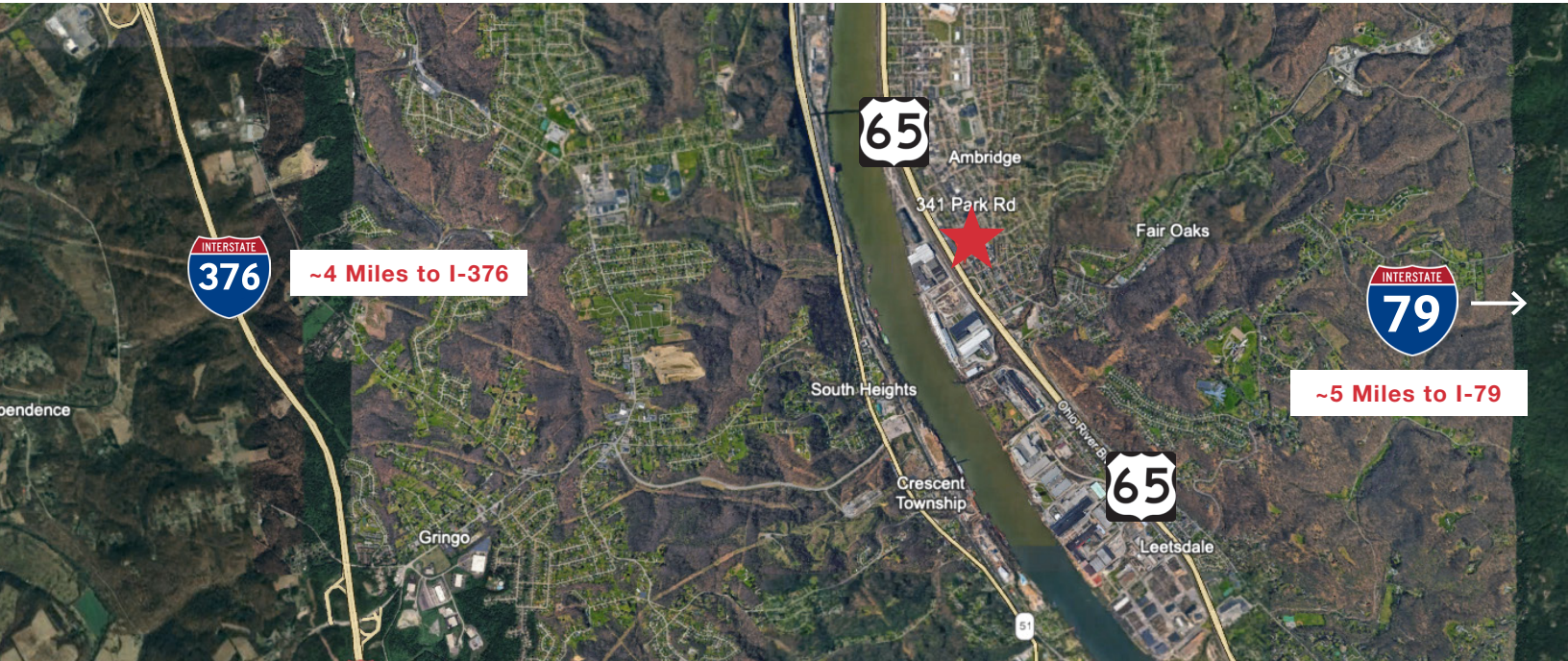
Traffic Count Report

341 Park Rd, Ambridge, PA 15003

Building Type: **Industrial**  
RBA: **88,000 SF**  
Land Area: **3.1 AC**  
Total Available: **0 SF**  
Warehse Avail: -  
Office Avail: -  
% Leased: **0%**  
Rent/SF/Yr: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	4th St	Alley 1	0.01 SW	2025	3,702	MPSI	.08
2	4th St	Alley 1	0.01 SW	2024	3,722	MPSI	.08
3	4th St	Alley 1	0.01 SW	2024	3,727	MPSI	.08
4	Ohio River Boulevard	Village Dr	0.31 NW	2025	18,835	MPSI	.08
5	Ohio River Boulevard	4th St	0.04 SE	2022	10,280	AADT	.08
6	Ohio River Blvd	4th St	0.04 SE	2025	13,166	MPSI	.09
7	Ohio River Blvd	4th St	0.04 SE	2024	19,949	MPSI	.09
8	Ohio River Blvd	Bank St	0.16 SE	2018	18,364	MPSI	.18
9	Ohio River Blvd	Bank St	0.16 SE	2025	15,661	MPSI	.18
10	Ohio River Blvd	Bank St	0.16 SE	2024	19,919	MPSI	.18



For more information, contact:

**CHRIS GARRITY**  
+1 412 266 5865  
cgarrity@naiburnsscalo.com

**SCOTT DIGUGLIELMO**  
+1 724 984 6251  
sdiguglielmo@naiburnsscalo.com

**NAIBurns Scalo**  
Brokerage Services  
412.250.3000 | naiburnsscalo.com  
412.250.3000 | naiburnsscalo.com