

# LEASE FLEX/INDUSTRIAL

10830 GLASS STREET IRWIN, PA 15642

\* PROPOSED RENOVATION IN PROCESS



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**OFFERING SUMMARY**

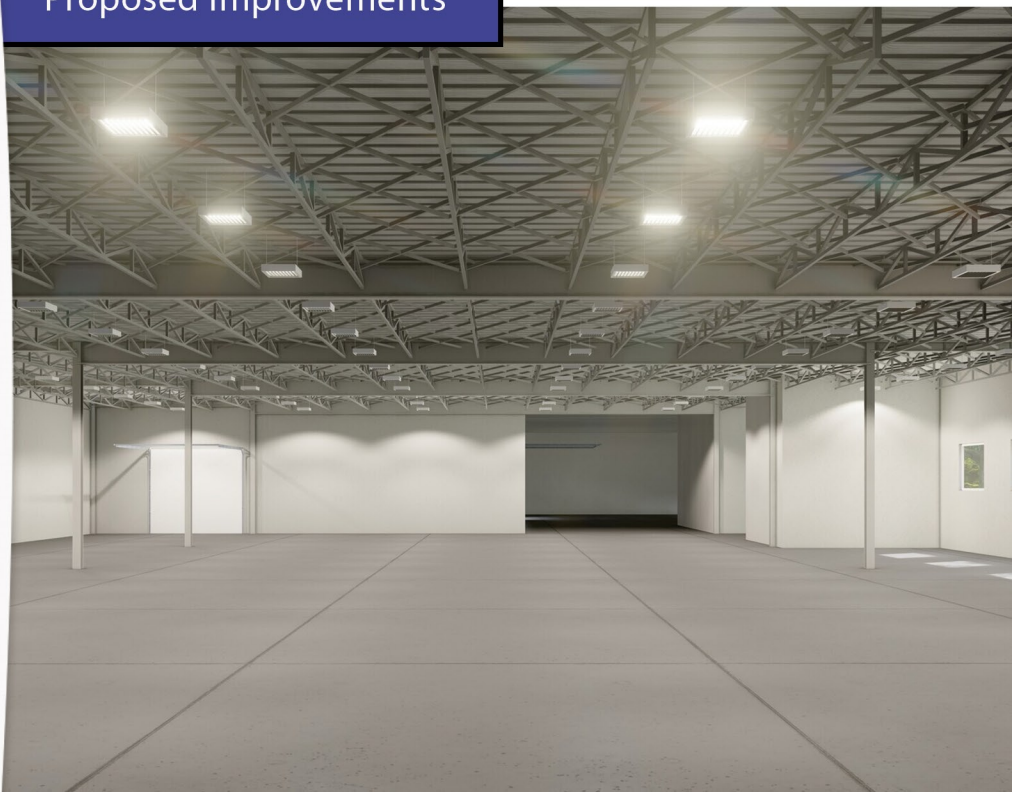
• 10830 Glass Street presents a rare opportunity to lease a substantial flex / warehouse facility located in North Huntingdon Township in Westmoreland County. The property consists of approximately 41,440 ±/- square feet of warehouse and office space situated on a 2 +/- acre industrial site.

The building is well suited for warehouse, manufacturing, contractor, distribution, or service users. The property features significant electrical capacity, multiple drive-in doors, and convenient access to Route 30 and the Pennsylvania Turnpike providing regional connectivity throughout the Pittsburgh market.

- Ideal uses include: contractor or service business, light industrial, storage, etc.
- Substantial electric capacity: 480V / 3 Phase / 1,200 Amp
- Mechanicals: forced air throughout office/showroom and Reznor heating in the warehouse
- Ample parking located on site
- Multiple drive-in doors located throughout the building
- 16' - 20' high ceilings
- Space Available: 2,000 +/- sf  
4,500 - 37,650 +/- sf
- **Lease Rate: \$8.25 psf + NNN**



Proposed Improvements





PA  
Turnpike

Route 30

Site Location





Population	1 Mile	3 Miles	5 Miles
Total Population	7,404	37,806	74,886
2029 Population	7,445	37,540	74,182
Average Age	43.6	45.9	46.6

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,503	15,762	31,438
# of persons per HH	2.1	2.4	2.3
Average HH Income	\$75,267	\$102,742	\$97,597
Median House Value	\$160,939	\$209,013	\$199,553