



## **MOVE-IN-READY WAREHOUSE IN A PREMIER LOGISTICS CORRIDOR**

# 100,500 SF WAREHOUSE FOR SALE

362 BRICKYARD HILL RD, RUFFS DALE, PA 15679



**Presented By:**

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## TABLE OF CONTENTS

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### Contents

PROPERTY INFORMATION

LOCATION INFORMATION

DEMOGRAPHICS

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## SECTION 1 // PROPERTY INFORMATION

MOVE-IN-READY WAREHOUSE IN A PREMIER LOGISTICS CORRIDOR

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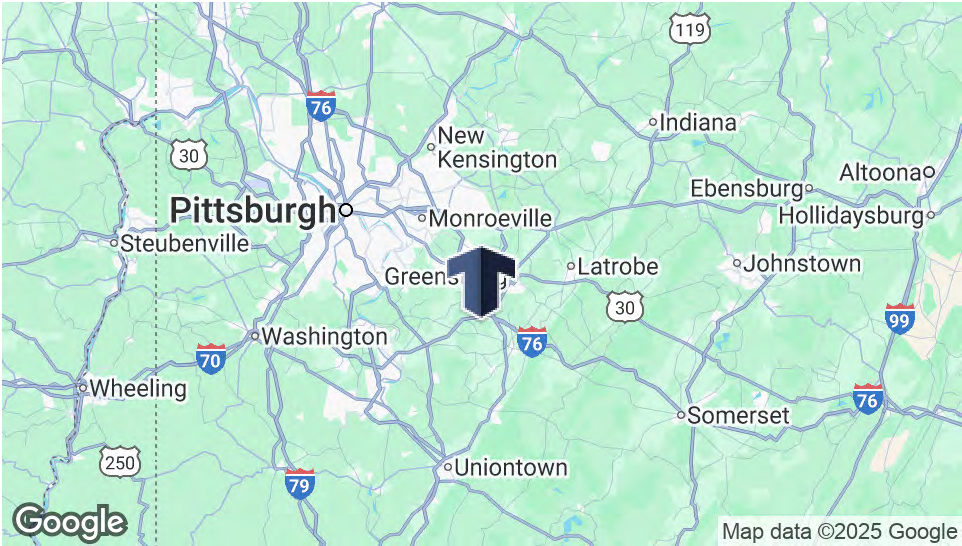


# MOVE-IN-READY WAREHOUSE IN A PREMIER LOGISTICS CORRIDOR

362 BRICKYARD HILL RD, RUFFS DALE, PA 15679



## SECTION 1 // EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$8,500,000
Building Size:	100,500 SF
Lot Size:	8.7 Acres
Price / SF:	\$84.58
Zoning	None
Docks	7
Drive-In Doors	1

### PROPERTY OVERVIEW

Positioned in Westmoreland County within East Huntingdon Township, 362 Brickyard Hill Road presents an exceptional opportunity to acquire a sizable 100,500 SF warehouse/distribution facility with strong regional connectivity. The property features 9,000 SF of well-appointed office space and includes valuable excess land, ideal for laydown storage, trailer parking, outdoor material handling, or future expansion. With a 32' clear height in the center of the building, seven dock-high loading doors, and one drive-in doors, the building is designed to support high-efficiency logistics, distribution, and industrial operations. Its strategic location—just minutes from major interstate access points—offers outstanding transportation convenience for large-scale users seeking both functionality and reach.

### PROPERTY HIGHLIGHTS

- 32' clear height at center, ideal for racking and high-capacity storage
- Excess land suitable for laydown, trailer parking, storage, and operational expansion
- Robust warehouse/distribution layout ready for immediate occupancy or customization
- Minutes to the I-70 / I-76 (PA Turnpike) interchange near New Stanton
- Heavy power available with two (2) 2,500 Amp panels - 480V 3 phase 4 wire

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# MOVE-IN-READY WAREHOUSE IN A PREMIER LOGISTICS CORRIDOR

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## SECTION 1 // PROPERTY DESCRIPTION



### PROPERTY DESCRIPTION

Positioned in Westmoreland County within East Huntingdon Township, 362 Brickyard Hill Road presents an exceptional opportunity to acquire a sizable 100,500 SF warehouse/distribution facility with strong regional connectivity. The property features 9,000 SF of well-appointed office space and includes valuable excess land, ideal for laydown storage, trailer parking, outdoor material handling, or future expansion. With a 32' clear height in the center of the building, seven dock-high loading doors, and one drive-in doors, the building is designed to support high-efficiency logistics, distribution, and industrial operations. Its strategic location—just minutes from major interstate access points—offers outstanding transportation convenience for large-scale users seeking both functionality and reach.

### LOCATION DESCRIPTION

Located in Westmoreland County within East Huntingdon Township, the property offers convenient access just minutes from major regional thoroughfares. Most notably, it lies just west of the key interchange where Interstate 70 connects with the Pennsylvania Turnpike (I-76) near New Stanton, with I-70 accessibility less than five miles away.

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## SECTION 1 // PROPERTY DETAILS

Sale Price	\$8,500,000
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### LOCATION INFORMATION

Street Address	362 Brickyard Hill Rd
City, State, Zip	Ruffs Dale, PA 15679
County	Westmoreland
Cross-Streets	New Stanton Ruffsdale Road and Brickyard Hill Road
Township	East Huntingdon

### BUILDING INFORMATION

Building Size	100,500 SF
Occupancy %	0.0%
Tenancy	Single
Number of Dock High Doors	6
Number of Drive in Bays	1
Ceiling Height	32 ft
Minimum Ceiling Height	22 ft
Office Space	9,000 SF
Number of Buildings	1

### PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Warehouse/Distribution
Lot Size	8.7 Acres
APN #	47-01-00-0-052

### UTILITIES & AMENITIES

Electric	West Penn Power
Water	Municipal Authority of Westmoreland
Sewage	Municipal Authority of Westmoreland
Gas	Not Applicable

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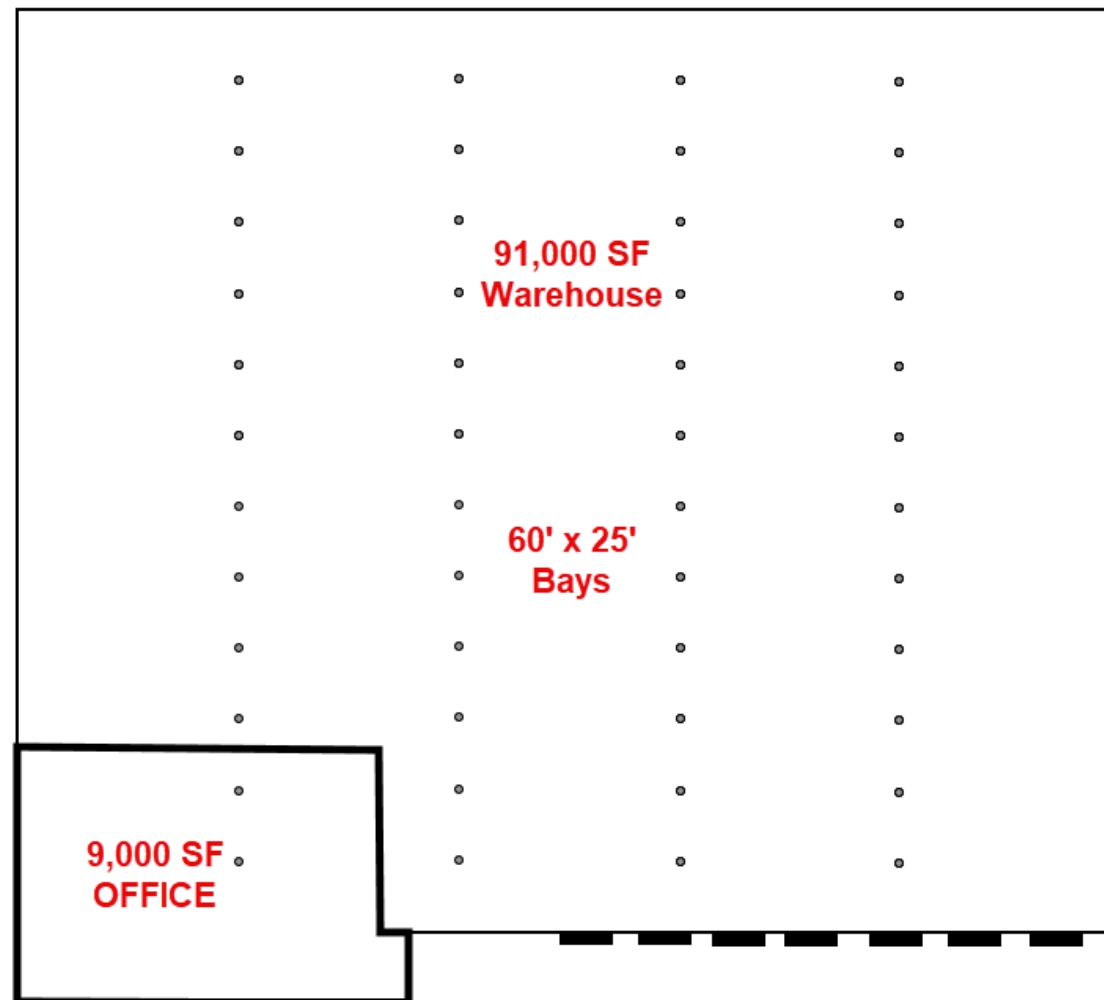


# MOVE-IN-READY WAREHOUSE IN A PREMIER LOGISTICS CORRIDOR

362 BRICKYARD HILL RD, RUFFS DALE, PA 15679



## SECTION 1 // FLOOR PLANS



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## SECTION 1 // COMPLETE HIGHLIGHTS



### PROPERTY HIGHLIGHTS

- 32' clear ceiling height in the center and 22' at the edges: ideal for racking and high-capacity storage
- 6 dock-high doors + 1 drive-in doors, supporting versatile loading needs
- Excess land suitable for laydown, trailer parking, storage, and operational expansion
- Robust warehouse/distribution layout ready for immediate occupancy or customization
- Minutes to the I-70 / I-76 (PA Turnpike) interchange near New Stanton
- Regional connectivity to major freight corridors serving Pittsburgh and beyond
- Roof overlay completed in 2018 and reinforced seems in 2024
- Downspouts and gutter completed in 2024
- Heavy power available with two (2) 2,500 Amp panels - 480V 3 phase 4 wire

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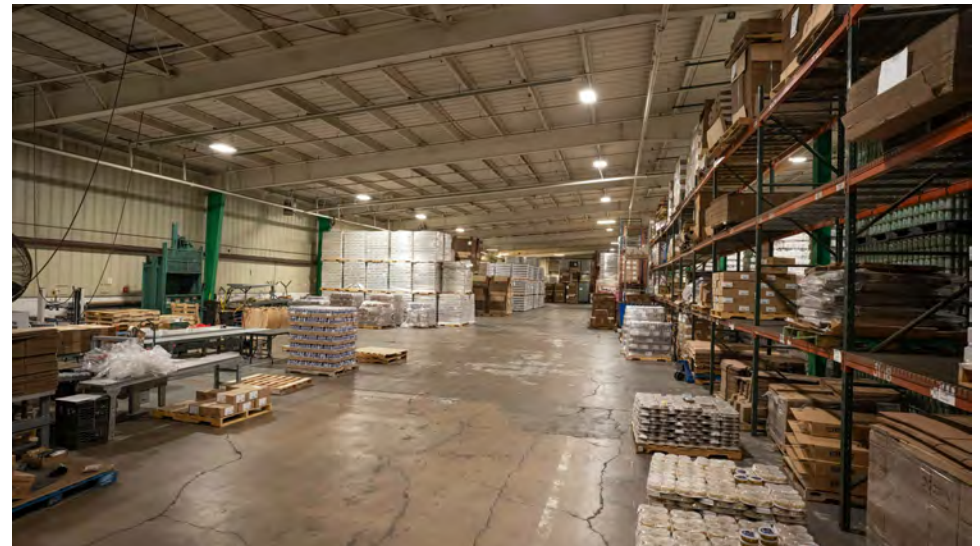


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## SECTION 1 // ADDITIONAL PHOTOS



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## SECTION 2 // LOCATION INFORMATION

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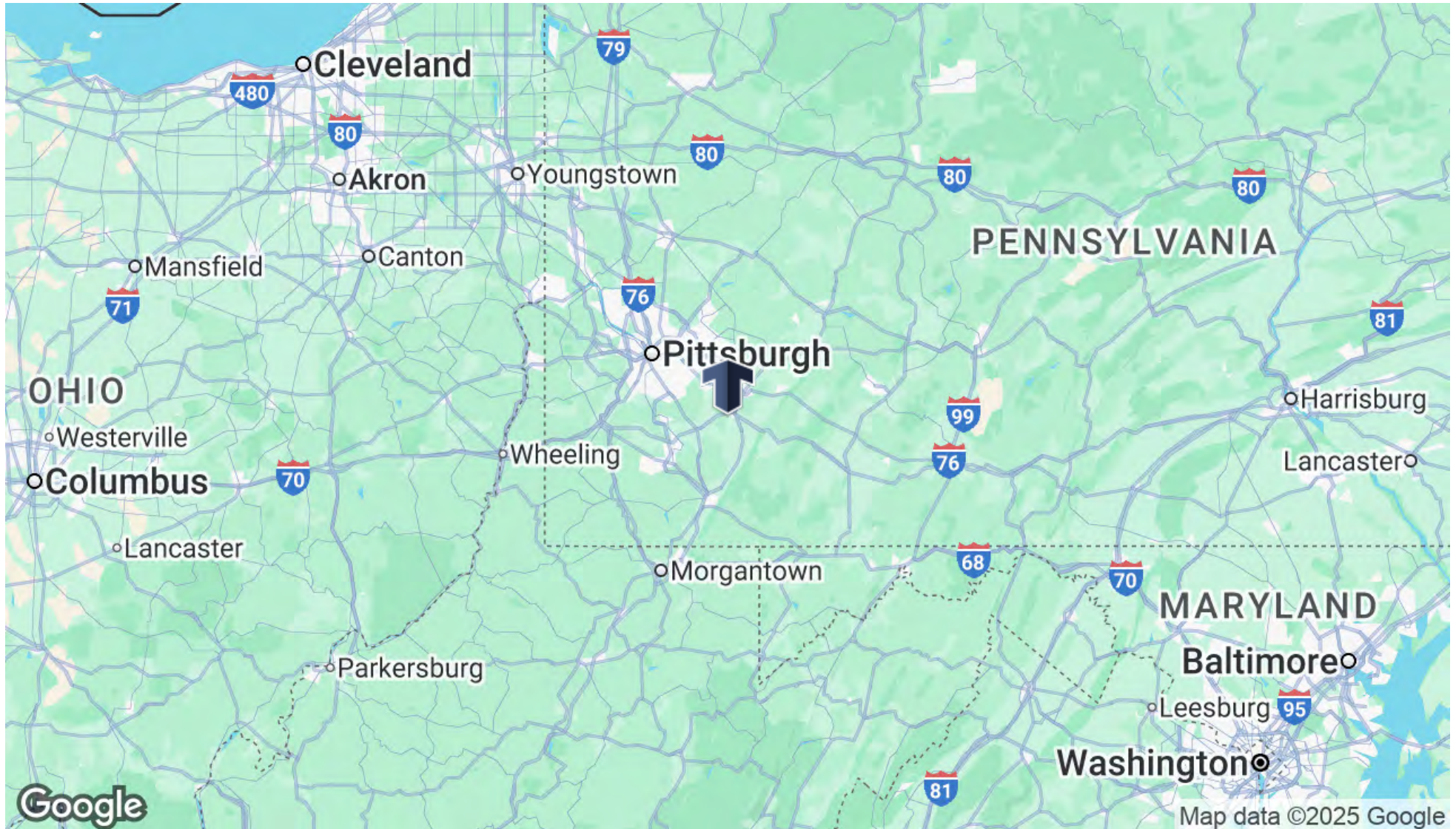


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## SECTION 2 // REGIONAL MAP



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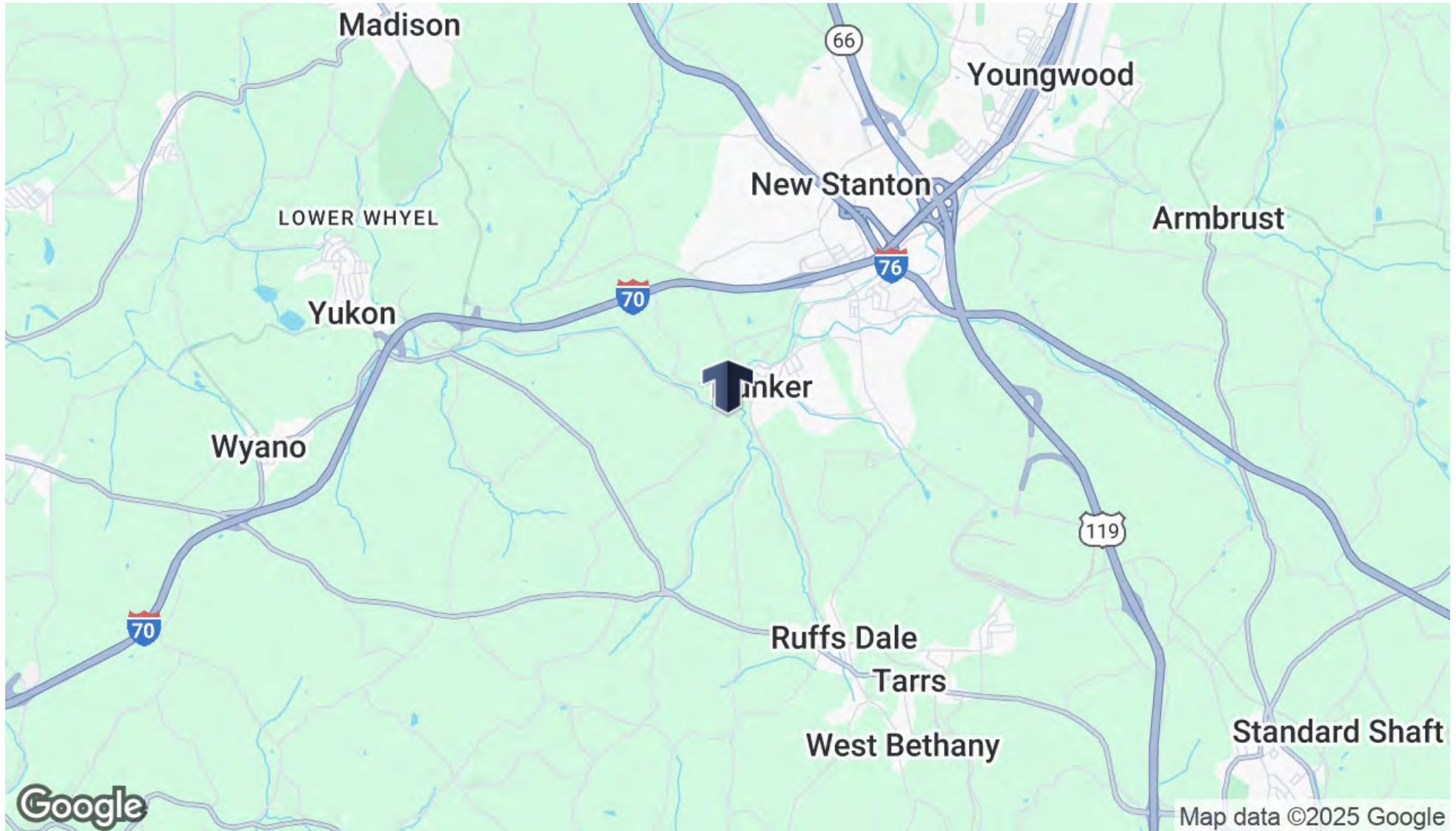


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## SECTION 2 // LOCATION MAP



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## SECTION 2 // AERIAL MAP



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## **SECTION 3 // DEMOGRAPHICS**

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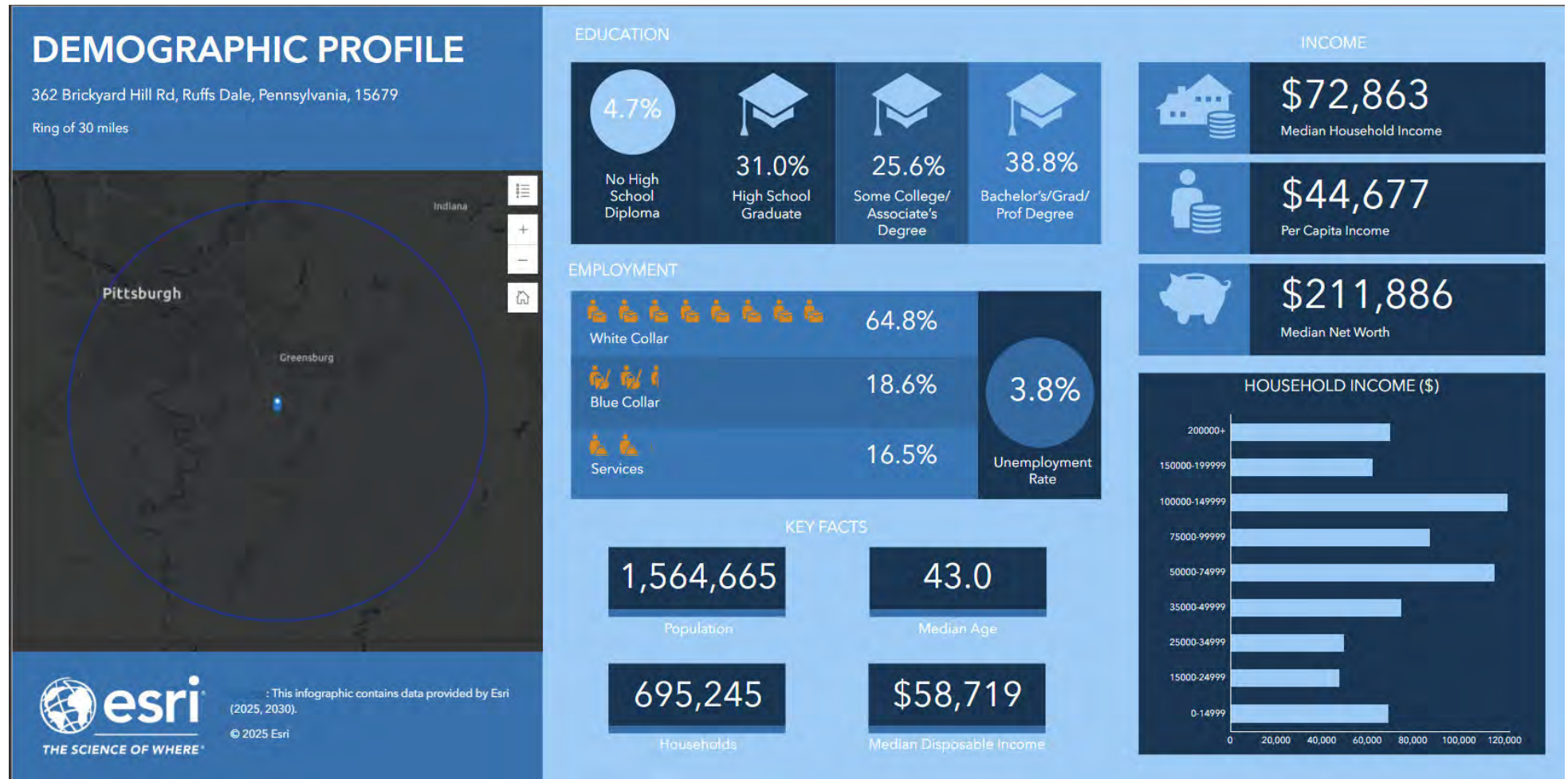


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## SECTION 3 // DEMOGRAPHICS MAP & REPORT



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