

CBRE

38,371 SF_±
FOR SALE



■ RENTAL/SALES BUILDING
27,788 SF_±

■ OFFICE BUILDING
10,583 SF_±

4306

STATE ROUTE 51 SOUTH

Belle Vernon, PA 15012 | Westmoreland County

PROPERTY SPECIFICS

BUILDING SIZES



RENTAL/SALES BUILDING:

Main Building/Showroom:	48' x 80'	3,840 SF _±
2-Story Addition:	18'9" x 80' x 2	3,000 SF _±
Storage Shed:	24' x 80'	1,920 SF _±
Storage Building:	65'6" x 175' x 1.66	19,028 SF _±

TOTAL BUILDING SIZE: 27,788 SF_±



OFFICE BUILDING:

Main Shop:	28' x 54'	1,512 SF _±
Main Storage Area:	46' x 29'	1,334 SF _±
1st Floor Office Area/Mechanical:	56' x 29'	1,624 SF _±
Paint Room/Storage Area:	20' x 63'	1,260 SF _±
Rear Storage Sheds:	20' x 54' and 8' x 9'	
Proposal Floor:	38' x 29'	1,102 SF _±
Conference & Drawing Room:	56' x 28'	1,568 SF _±
Engineering Office:	59' x 37'	2,183 SF _±

TOTAL BUILDING SIZE: 10,583 SF_±



PARCEL SIZE:

Rental/Sales Building:	1.65 Acres _±
Office Building:	1.17 Acres _±
TOTAL:	2.82 Acres_±



SCHOOL DISTRICT: Belle Vernon Area School District



ZONING:

B-2 Retail Business, Rostraver Township (Westmoreland County)
Rt. 51 Smart Growth Business Area
Traditional Neighborhood Development



PARCEL ID:

5614000165
Rental/Sales Building

5614000217
Office Building



2023 TAXES:

Rental/Sales Building:
County: \$3,122.59 / Local: \$2,615.48 / School: \$12,991.68
Total: \$18,729.75 (\$0.67 PSF)

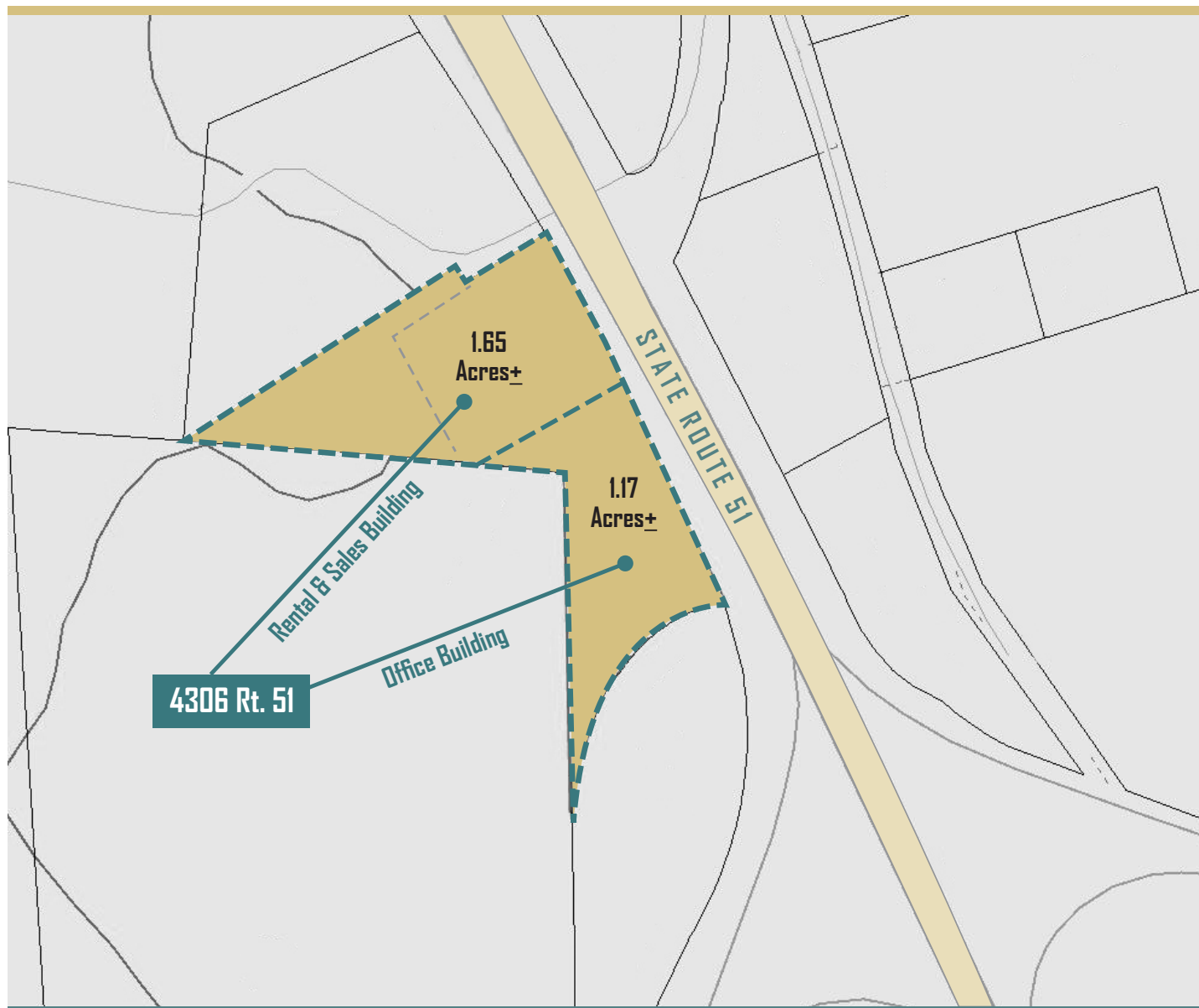
Office Building:
County: \$2,214.06 / Local: \$1,854.49 / School: \$9,211.68
Total: \$13,280.23 (\$1.25 PSF)



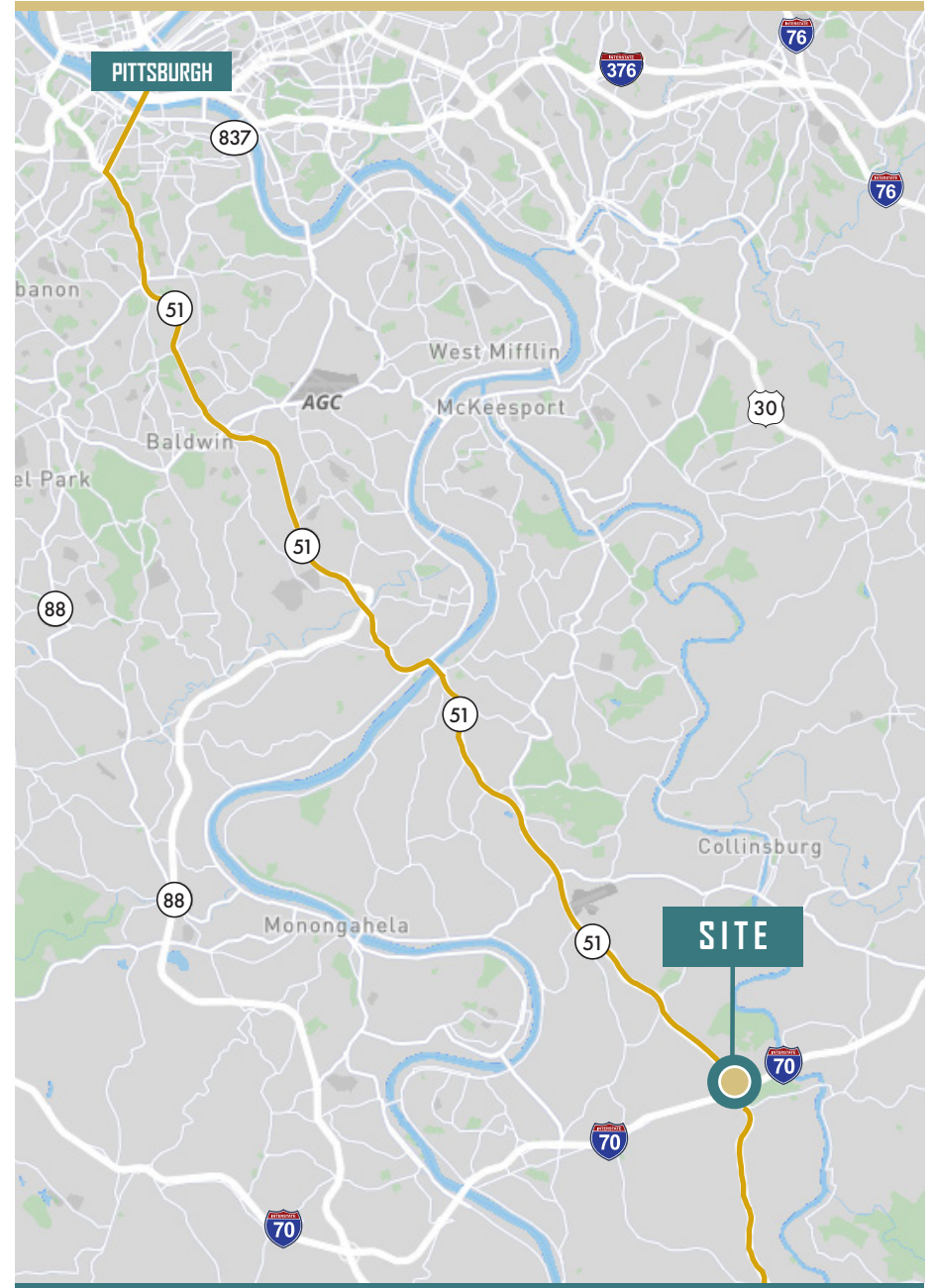
HIGHWAY ACCESS:

Easy access to Interstate 70
Excellent exposure on Rt. 51

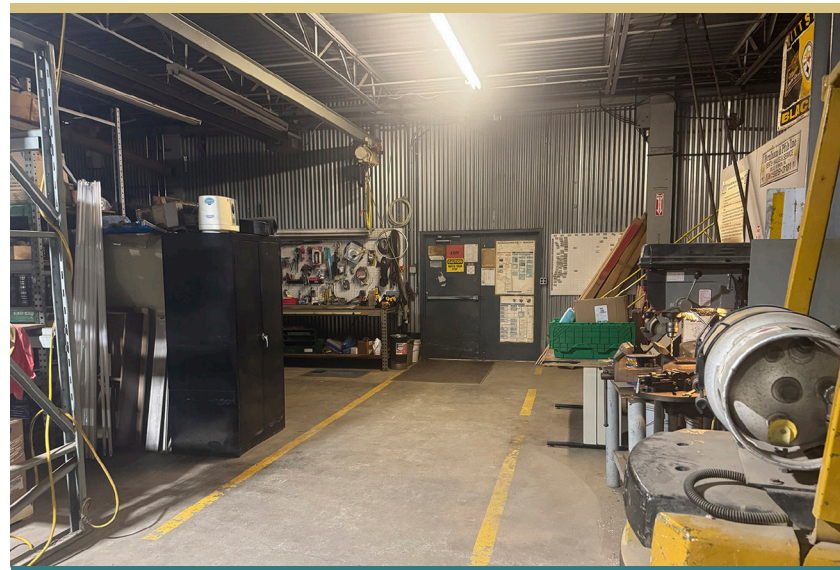
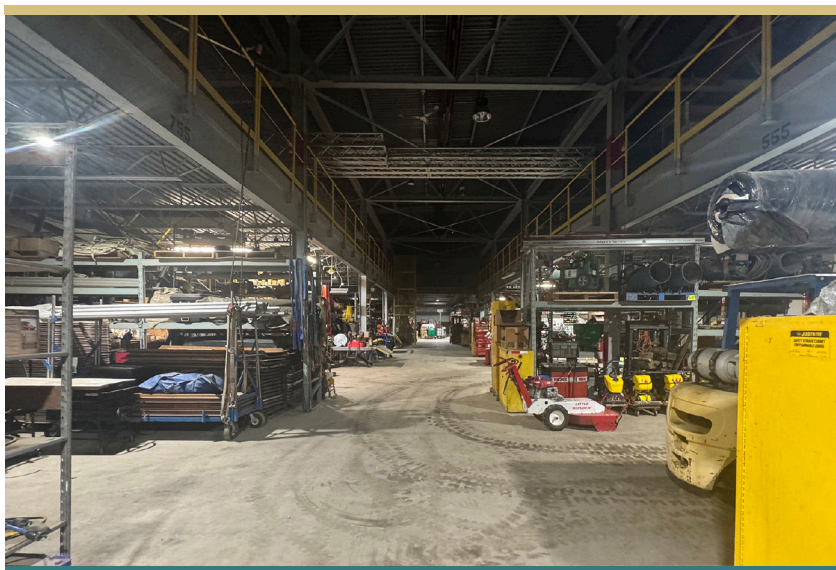
PARCEL MAP



LOCATION



PHOTOS





CONTACT

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