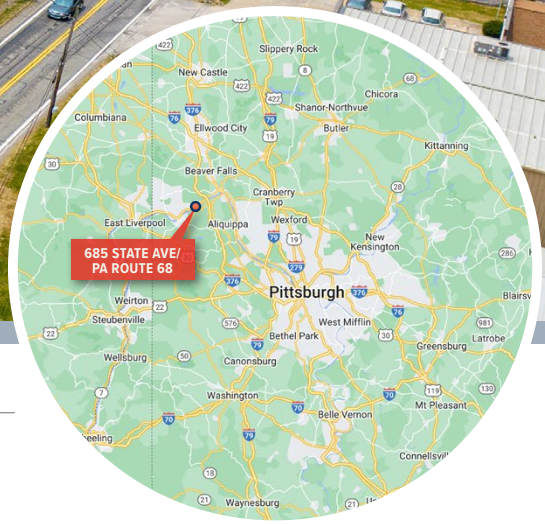
SPACE FOR LEASE

685 STATE AVE/PA ROUTE 68

BEAVER (VANPORT TWP), PA 15009

2,400 SF AVAILABLE CLEAN SHOP/GARAGE SPACE

LOCATED ACROSS THE OHIO RIVER FROM THE SHELL PETROCHEMICAL PLANT



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SPACE FOR LEASE

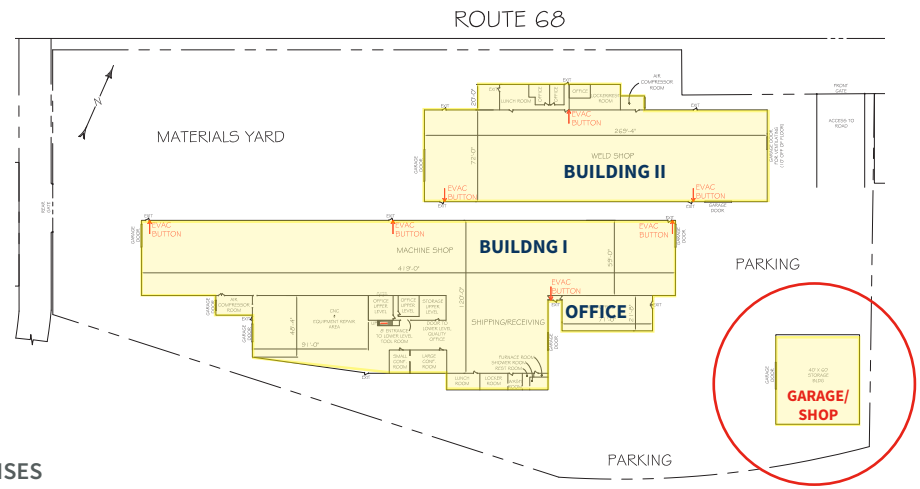
685 STATE AVE/PA ROUTE 68

AVAILABLE SPACE SPECS

EXCELLENT ACCESS TO I-376 & SHELL CRACKER PLANT

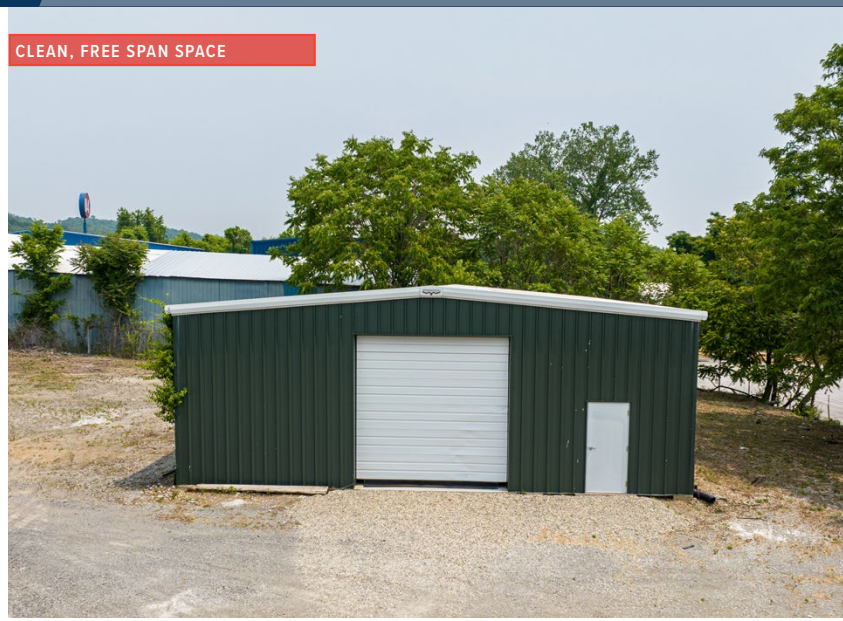
FREESTANDING GARAGE/SHOP SPACE

BUILDING SF	2,400 SF Freestanding Building
BUILDING DIMENSIONS	60' x 40' Fully Functional, Free Span Space
POWER	400 AMP, Single-Phase; Separately Metered
LIGHTING	New LED Lighting
CLEAR HEIGHT	14'
LOADING	One (1) 12' x 12' Grade Level Door
FLOOR	New Floor
ZONING	I-Industrial
LOCATION	Located on Route 68 directly across the Ohio River from the Shell Petrochemical Plant in Vanport Township, Beaver County, Pennsylvania
HIGHWAY ACCESS	Immediate access to I-376 via Exit 38: PA 68 – Beaver, Midland



PREMISES

- Building II
- Building I
- Office
- Garage/Shop - Available for Lease



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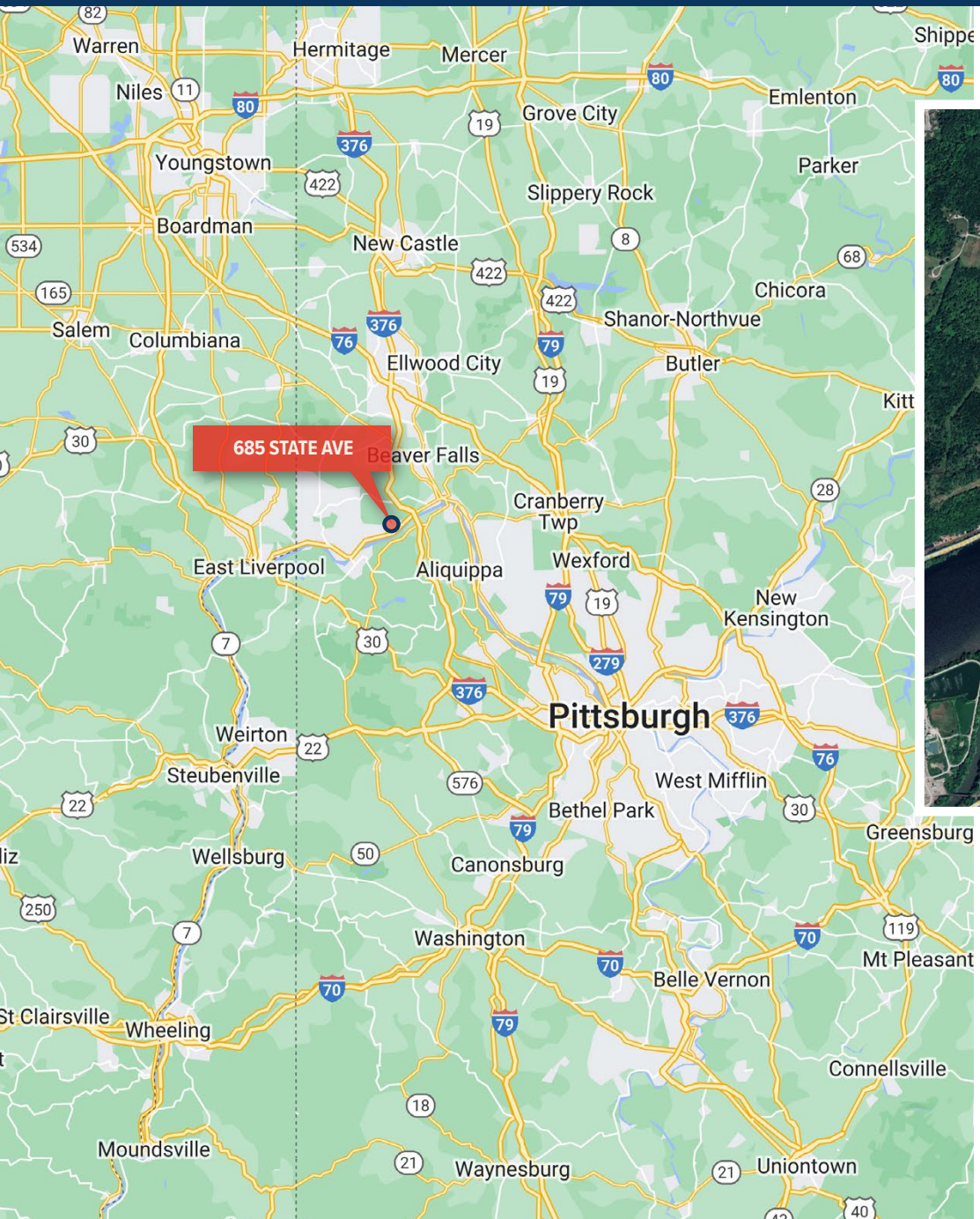
685 STATE AVE/PA ROUTE 68

LOCATION

EXCELLENT ACCESS TO I-376



LOCATION

I-376 (Beaver Valley Expressway)	Immediate access to I-376 via Exit 38: PA 68/Midland/Beaver
Shell Petrochemical Plant	Located directly across the Ohio River 6 minutes / 3 miles
I-76/PA Turnpike (Exit 26: Beaver Valley)	25 minutes / 18 miles
Pittsburgh International Airport	20 minutes / 15 miles
Downtown Pittsburgh	30 minutes / 21.7 miles

SPACE FOR LEASE

685 STATE AVE/PA ROUTE 68

BEAVER, PA 15009 | VANPORT TWP, BEAVER COUNTY

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