



FOR SALE

# North Hills Investment Opportunity

7000 Stonewood Dr, Wexford, PA 15090

PRESENTED BY:

GENE GALIARDI

O:412.391.3500 | C:412.580.0636

ggaliardi@penncom.com

LAURA LEE MONGIOVI

O:412.391.3500 | C:412.654.9568

lmongiovi@penncom.com



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REAL ESTATE INC.



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# STONEWOOD EAST

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## STONEWOOD EAST

This impressive property features a 50,000 SF building, ideally suited for office building investors. Built in 2005, the property offers modern infrastructure and a favorable layout to accommodate a range of business needs.

### **Location:**

The area boasts easy access to major transportation routes including Route 19, I-79, I-279, PA Turnpike, and Pittsburgh's north suburbs. With a strong regional economy and proximity to top-tier amenities, this location presents an enticing prospect for office building investors.

### **Highlights:**

- Modern, 50,000 SF office building
- Located in an established office park
- Visibility from US Route 19
- Over 30,000 VPD on US Route 19
- Abundant parking on 3.64-acre site



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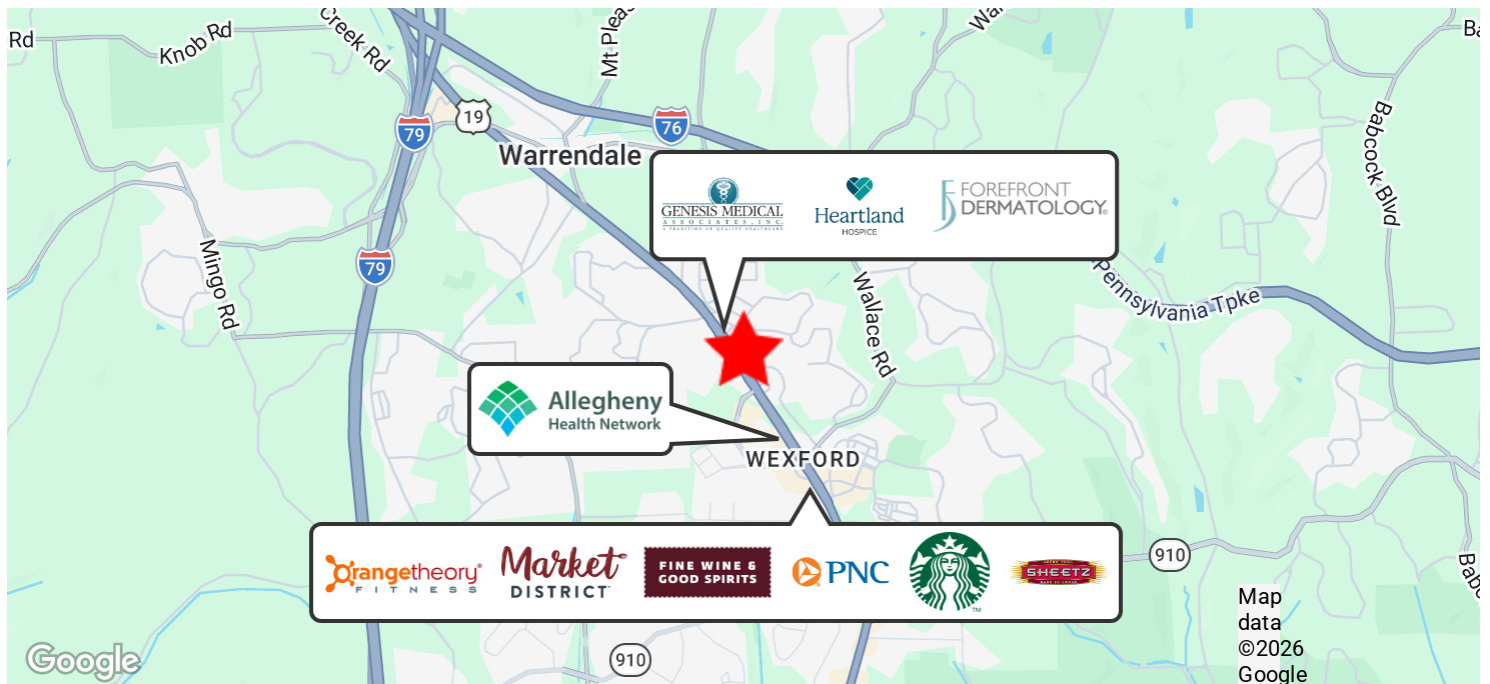
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910 SHERATON DRIVE, SUITE 340, MARS, PA 16046 // 412.391.3500

PENNCOM.COM