

INDUSTRIAL WAREHOUSE SPACE ALONG I-70 CORRIDOR

UP TO **86,364[±]** WITH
LAYDOWN YARD

FOR LEASE

100 RIVERVIEW DRIVE

BUILDINGS 110 & 120



CBRE

KIM CLACKSON
Executive Vice President
412.471.3018
kim.clackson@cbre.com

MATT CLACKSON
Senior Vice President
412.471.4069
matt.clackson@cbre.com

CBRE, Inc. | 301 Grant Street, Suite 4000 | Pittsburgh, PA 15219 | cbre.com

MONESSEN RIVERFRONT INDUSTRIAL PARK

MONESSEN, PENNSYLVANIA 15062

ROSTRAVER TOWNSHIP • WESTMORELAND COUNTY



MONESSEN RIVERFRONT INDUSTRIAL PARK

PROPERTY HIGHLIGHTS

TOTAL AVAILABLE	86,364 SF +/-
TOTAL BUILDING SIZE	117,564 SF +/-
TOTAL ACREAGE	11.35 Acres +/-
CEILING HEIGHT	25' 11" - 33'
GRADE-LEVEL DOORS	Four Total Two: 14'h x 12'w; One: 8'w x 10'h One: 14'h x 18'w
DOCK DOORS	One 14'h x 12'w
INTERNAL LOADING DOCKS	One 74' x 15' dock well
CRANES	One 5-ton
ELECTRICAL	480-Volt, 3-phase
BAY WIDTH	60'
ZONING	M-2 Heavy Industrial



100 RIVERVIEW DRIVE

The property offers easy access via the Monessen Exit of Interstate 70 and close to Interstate 79 and the PA Turnpike (I-76).



A variety of industrial uses are permitted, including steel fabrication, warehouse distribution, engineering, and the oil and gas industry.

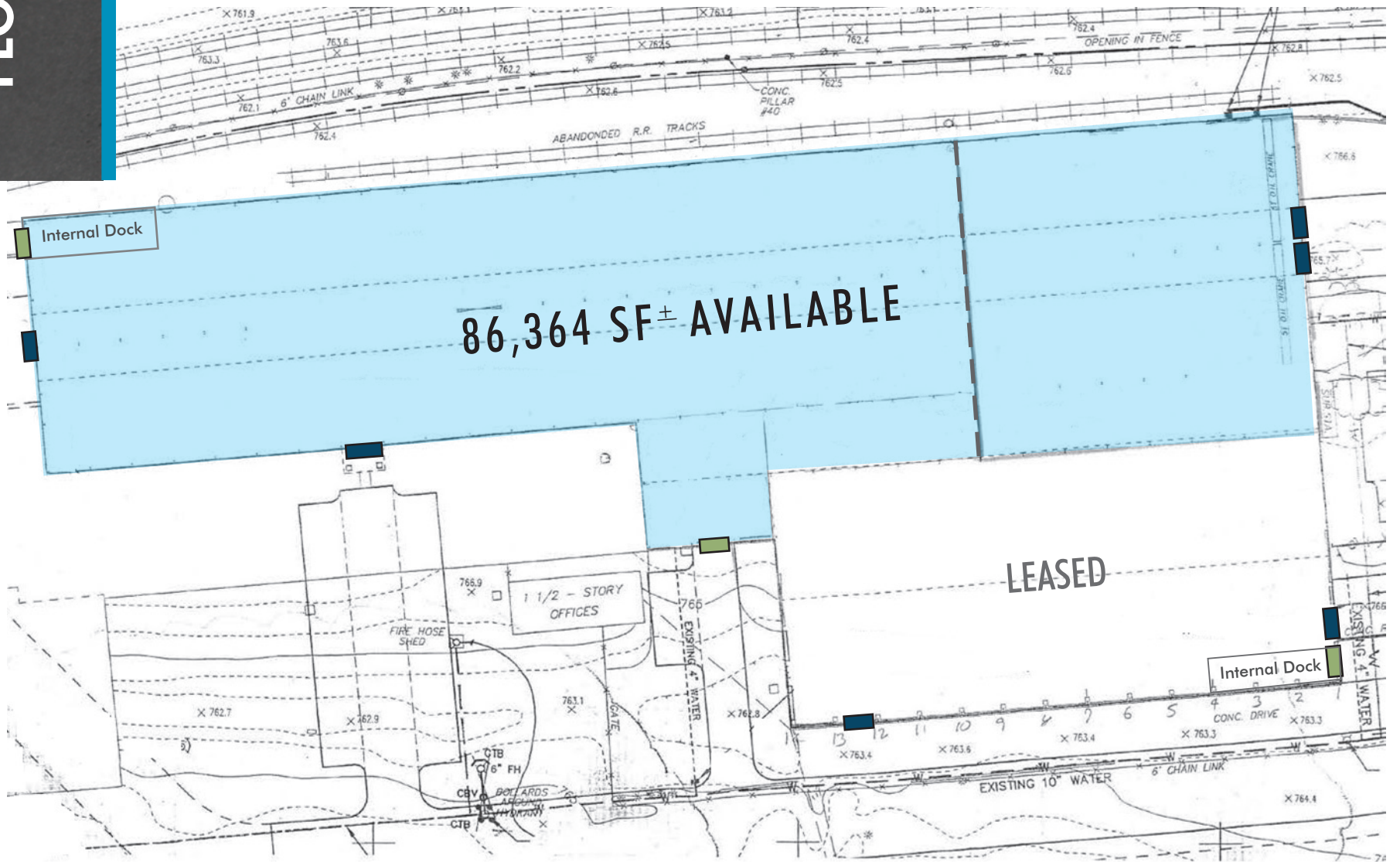
An aerial photograph of an industrial complex. The facility includes several large white and red buildings, a parking lot, and a large outdoor storage area. A blue outline highlights the outdoor storage area, which is located south of a highway overpass and east of railroad tracks. The surrounding area includes a river, a forested hillside, and a highway with an overpass.

**OUTDOOR STORAGE
APPROX. 2.5 ACRES±**



KEY

	Grade Level Door		Dock Door
--	------------------	---	-----------



SITE PLAN

Monongahela River

KEY



Outdoor Storage



Grade Level Door



Dock Door



Property Line



Three Rivers Railway Company
DBV, 3121, Pg. 523
(Formerly Pittsburgh and Lake Erie Railroad Company)

Three Rivers Railway Company
DBV, 3121, Pg. 523
(Formerly Pittsburgh and Lake Erie Railroad Company)

86,364 SF± AVAILABLE

LEASED

Outdoor Storage
Approx. 2.5 Acres±

Internal Dock

Internal Dock

S.R. 906 (Schoonmaker Avenue) Variable R/W (Public)

S.R. 906 (Schoonmaker Avenue)
Variable R/W (Public)

David W. Jones Jr.
Insl. 201064190011738

David W. Jones Jr.
Insl. 201064190011738

David W. Jones Jr.
Insl. 201064190011738

Parcel V Third
Acre 38,527 Sq. Ft. (0.894 Ac.)

Parcel V Third
Acre 38,527 Sq. Ft. (0.894 Ac.)

SITE AERIAL



CITY OF MONESSEN

906

MONONGAHELA RIVER

906

EXIT 41

INTERSTATE 70

100 RIVERVIEW DRIVE

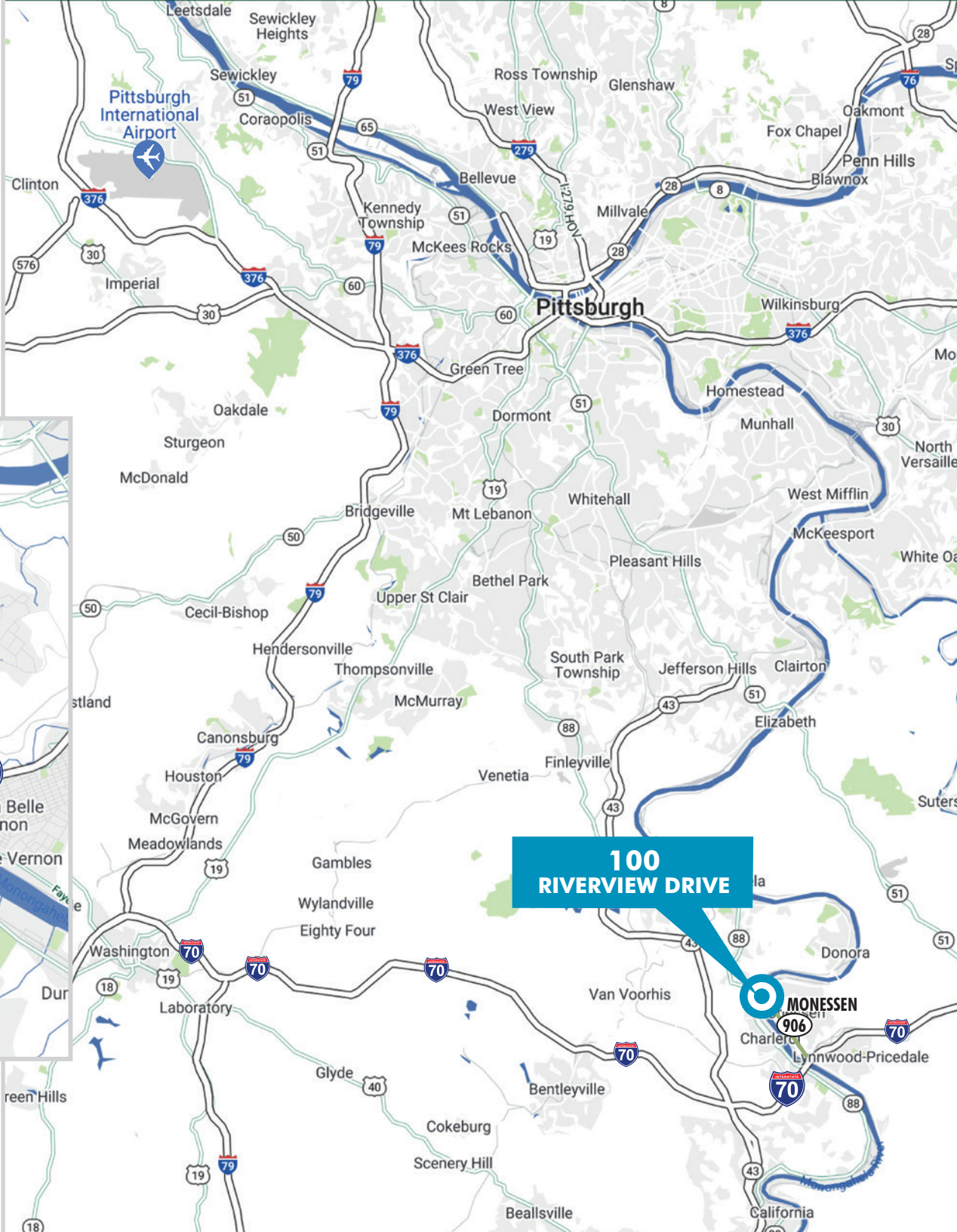
Charleroi Monessen Bridge

LOCATION

HIGHWAY ACCESS

- Rt. 43 - 7.5 Miles
- Rt. 51 - 7 miles
- Interstate 70 - 3.8 miles (Exit 41)
- 50 minutes / 30 miles to Pittsburgh

Drive times/distance are approximate.



©2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.