

**810 CARLTON DRIVE  
BENTLEYVILLE, PA  
15314**

[810 Carlton Drive Bentleyville, PA 15314 15601](#)



**BUILT OUT OFFICES SPACES  
ROLL UP GARAGE DOOR  
LAY DOWN AREA  
FLEXIBLE LEASE TERMS  
MOVE-IN READY  
EASY ACCESS TO ROUTE 70**



# SUMMARY



## Rate

**\$3,000 per month total plus Tenant pays utilities.**

### Lower Level/First Floor | Space 1

- 1,790 SF
- Recently Updated Office
- Move-in Ready
- Roll Up Door
- Storage
- Laydown Area

**CLOSE TO ROUTE 70**

**MINUTES FROM  
WASHINGTON, PA**

**IDEAL LOCATION FOR  
SHIPPERS AND FLEX USERS.**

**Make this recently  
remodeled office space  
your new business home  
today!**

## AVAILABLE SPACES



### Hybrid & Flexible Work Spaces

Two floors of accessible space plus a generous size laydown area and parking lot are available at this contemporary building. Located near Route 70 and Washington, PA, the building is perfect for business wanting a fully built out space and private offices. Natural light abounds throughout the property. The windows through the property and built out space are inviting and impressive.

Spaces tailored to your specific needs. Modern, sophisticated and ready to inspire your business.

Enjoy the easy access to and from Route 70 and the high visibility location for all of your current and future customers or clients to see.



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<b>MODERN FINISHES</b>	<b>Built Out</b>
<b>MIN DIVISIBLE</b>	<b>1790 SF</b>
<b>BUILDING CLASS</b>	<b>B</b>
<b>TOTAL AVAILABLE</b>	<b>1,790 SF plus laydown area</b>
<b>FLEXIBLE LEASES</b> Available	<b>Multiple Lease Options</b>

**Move-in ready space**  
**Lease terms negotiable**

## KEY FACTS

Take advantage of this versatile commercial property offering prime exposure along Route 70. The site includes a well-appointed office building and approximately one (1) acre of outdoor yard area—perfect for equipment storage, fleet parking, or operational staging.

Inside, the office layout includes a large open central workspace suitable for reception or showroom use, three private offices, and a restroom. The walk-out lower level provides additional storage and a small garage for added functionality.

Ideal for contractors, service companies, logistics providers, or businesses seeking a strategic location with both office and outdoor operational capacity.



Low on pocket,  
High on **Trust**

This space will not last  
long, **Tenants will.**

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**ENDLESS POSSIBILITIES!**

## KEY FACTS

**Lower  
Market  
Rate**

Flexible Lease Terms

**Large  
Parking  
Lot and  
Laydown  
Area**

Outdoor Area

**~1,790  
SF**

Minimum Available Space

Designed with you in mind. **For your Business and Clients.**

**Move-In Ready | Fully Built Out | Just Move In**

- Multiple Private Offices
- Open Office Area
- Entry/Lobby area
- Updated Bathroom

**Tech Ready  
Building & Exterior Signage Available**

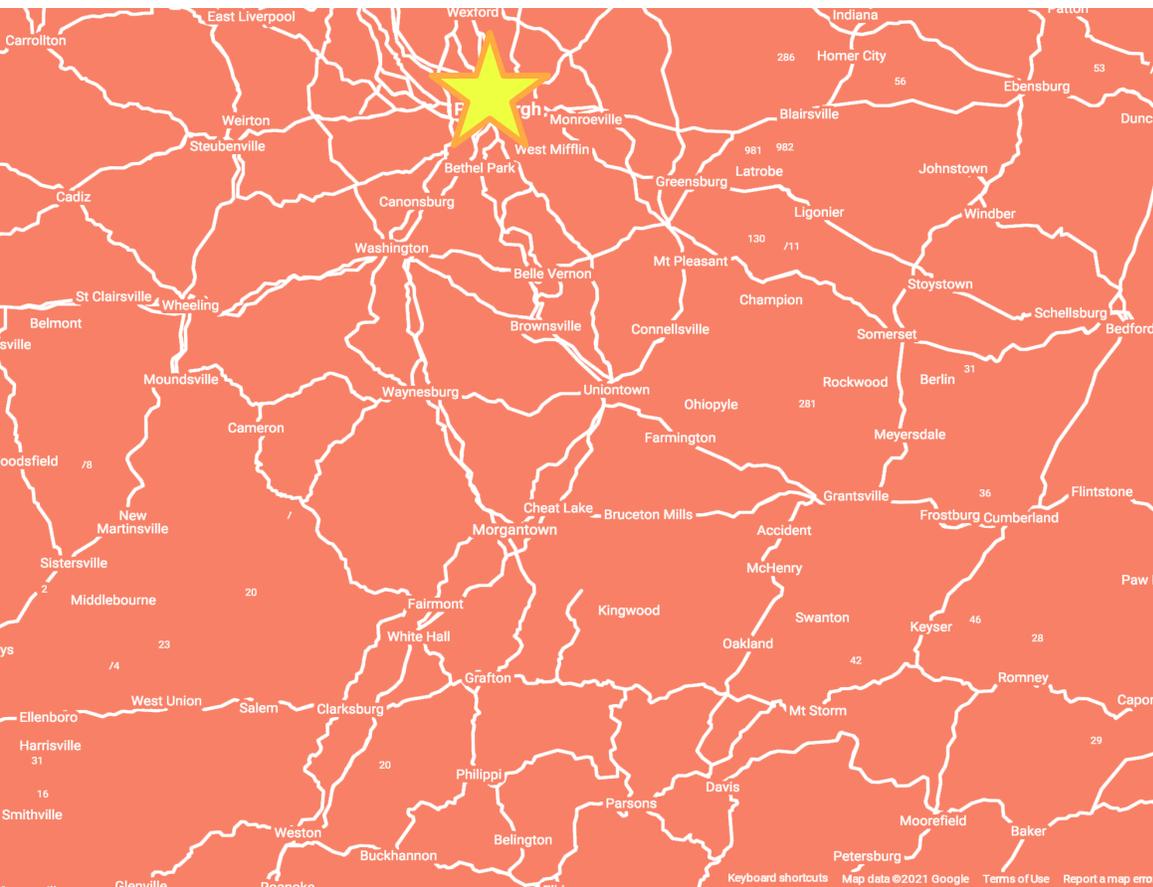


# LOCATION AND MARKET

- Office Space available in a high traffic, high visibility area
- Recently updated, Move-in Ready Offices in an extremely tight market.

**60% OF U.S. POPULATION WITHIN 24 HOUR DRIVE**

**IMMEDIATE ACCESS TO:**



## DISTANCES TO MAJOR CITIES

Eighty Four	- 6 Mi	11 Min
Charleroi	- 10 Mi	16 Min
Belle Vernon	- 11 Mi	14 Min
Canonsburg	- 12 Mi	21 Min
Washington	- 14 Mi	18 Min
Meadowlands	- 16 Mi	22 Min
Southpointe	- 18 Mi	28 Min
Wash Cty Airport	- 20 Mi	25 Min
Uniontown	- 32 Mi	34 Min
Pittsburgh	- 35 Mi	50 Min
Wheeling	- 45 Mi	46 Min
Morgantown	- 54 Mi	58 Min

## DISTANCE TO MAJOR ROADWAYS

PA I-79	- 22 Mi	22 Min
PA Rt 51	- 21 Mi	27 Min
PA-43	- 8 Mi	9 Min

## WHY WASHINGTON COUNTY?

The EPICENTER of Pittsburgh energy, Washington County experienced a tremendous BOOM thanks to its INCREDIBLE reservoirs of natural gas

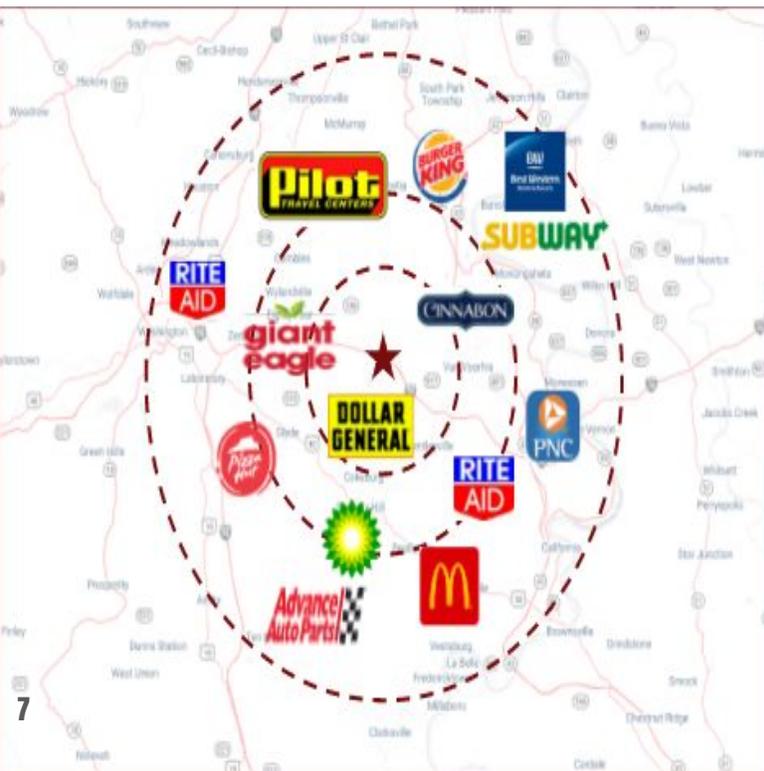
Since 2010 the County has experienced 2.5%+ growth in population, housing and median household income

Over 200,000 people live in immediate vicinity. That's 81,130 households and 56,000 families, meaning the property can support and INCREDIBLE array of tenants.

## WHY 810 CARLTON DR?

This central location is the PERFECT solution for both business providers and shippers.

IMMEDIATE access to I-70 means NATIONAL shipping nodes in Columbus, Harrisburg, Hagerstown, and Lehigh Valley are MERE hours away.



LOW TAXES

EASE OF BUSINESS

GROWING DEMOGRAPHICS

POSITIVE COMMUNITY  
OUTREACH



**POPULATION**



**MEDIAN  
INCOME**



**TOTAL  
BUSINESSES**



**Daytime  
Employment**



**CONSUMER  
SPENDING**

**3 MI | 5 MIN**

**4,552**

**\$56,061**

**226**

**226**

**\$29,089**

**5 MI | 8 MIN**

**11,799**

**\$59,701**

**381**

**381**

**\$30,909**

**10 MI | 15 MIN**

**109,000**

**\$64,326**

**4,301**

**4,301**

**\$32,415**

# INCREDIBLE DEMOGRAPHICS

**REACH OUT TO HARDY WORLD, LLC**



**HARDY WORLD LLC**

61 STATE ROUTE 2044  
BENTLEYVILLE, PA 15314

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*Information provided is reasonably accurate but not guaranteed. More info available upon request.*