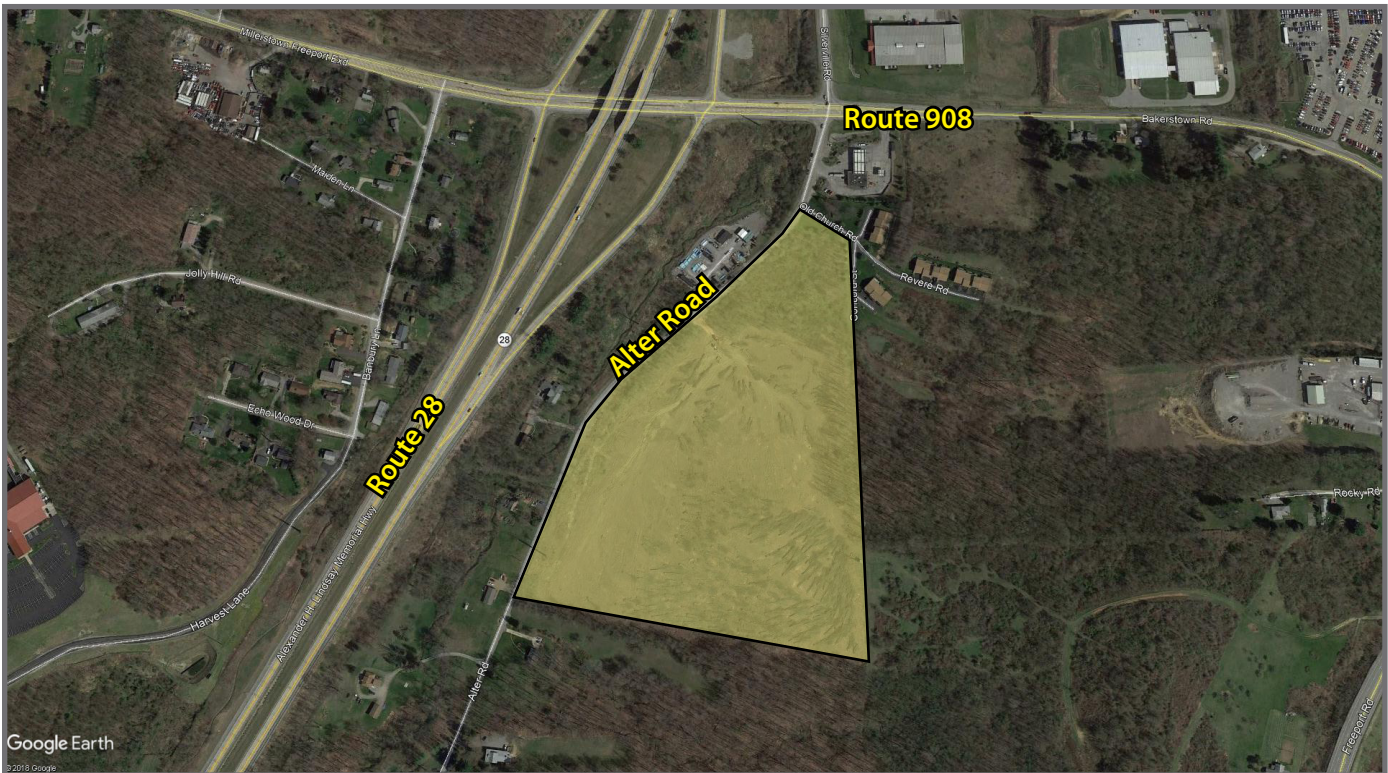


Route 28 North Business Park

Alter Road, Natrona Heights, PA 15065



Available Premises

- Pad A - 171,600 SF (3.94 Acres)
- Pad B - 109,000 SF (2.50 Acres)
- Pad C - 230,000 SF (5.28 Acres)
- Building Sizes - Approximately 30,000 - 70,000 SF

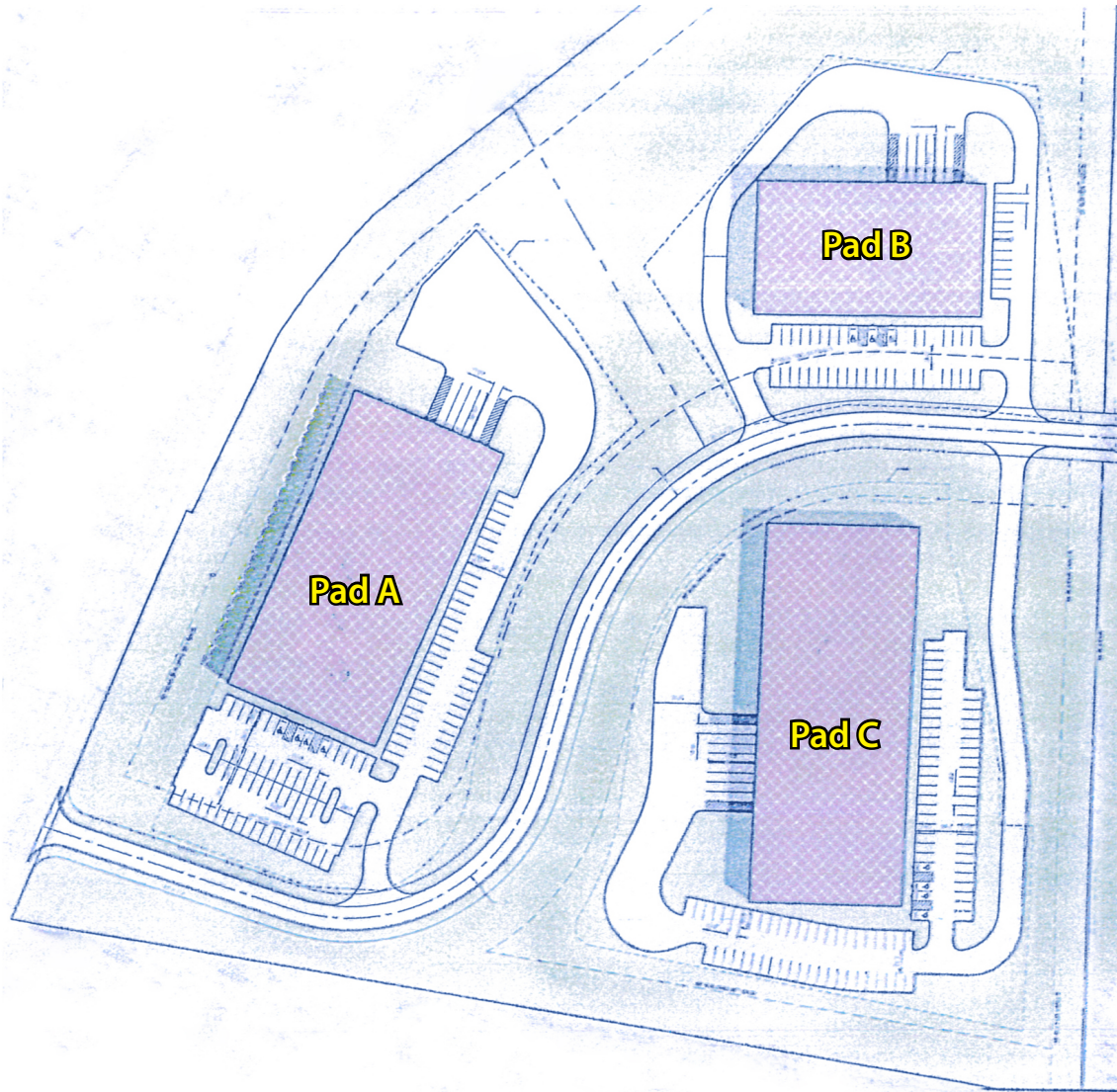
Parcel ID

- 2204-E-290 / 2204-A-340

Property Highlights

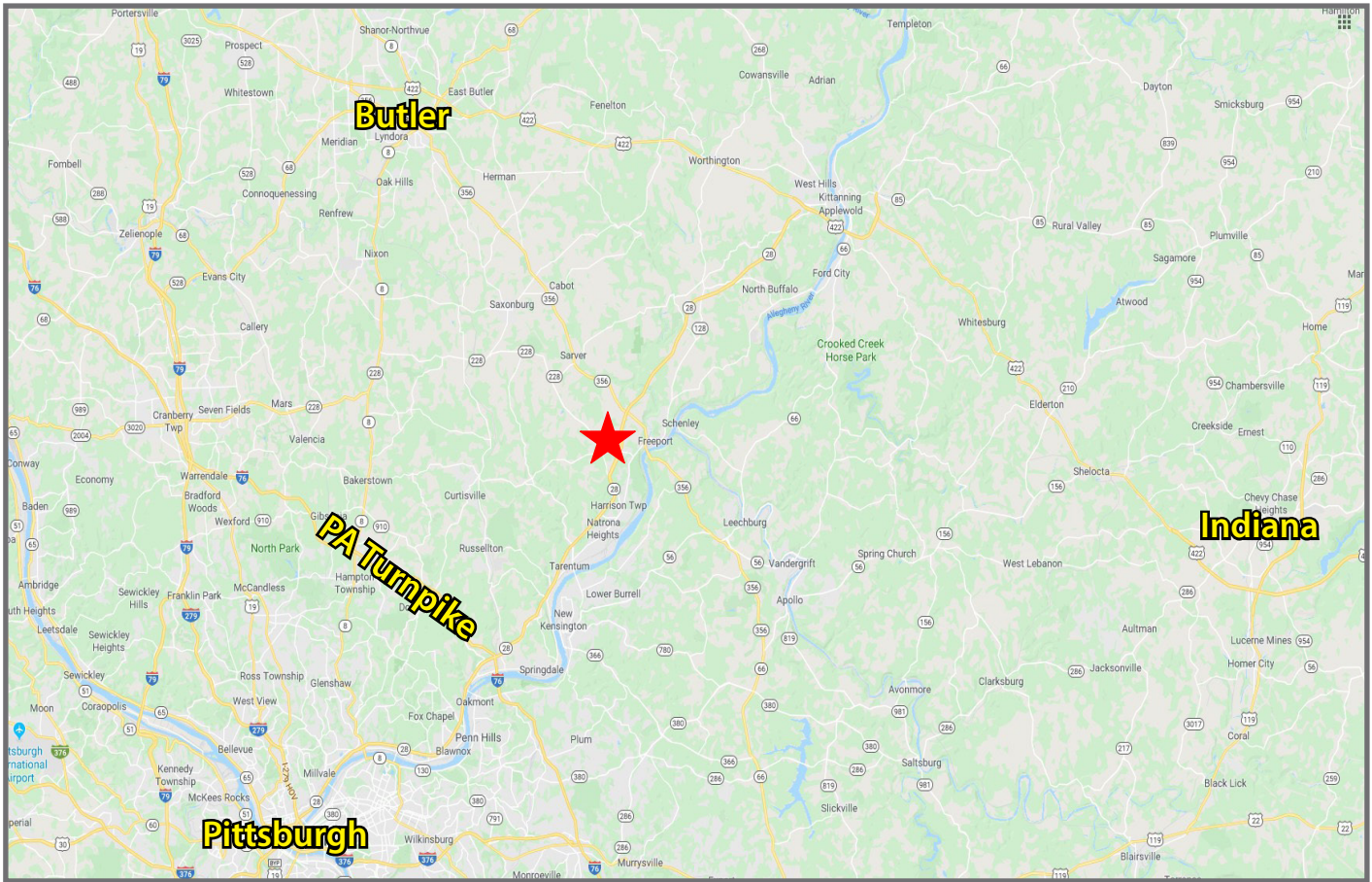
- Flex, Warehouse, Light Industrial or Office use
- Zoning - M-1; Light Manufacturing
- All public utilities to the site
- Available immediately; Pad ready
- Immediate access to Route 28
- Build to suit, ground lease or purchase

Proposed Site Plan



Picture Here

Picture Here



PROXIMITY

Distance to PA Turnpike - 10 Miles
 Distance to Downtown Pittsburgh - 25 Miles
 Distance to Route 28 - Immediate Access

DEMOGRAPHICS

	3-Mile	5-Mile
Population	11,504	31,620
Avg HH Income	\$59,543	\$54,619

AMENITIES

- Within a 2-Mile Radius of Site
- Walmart
 - Sheetz
 - BP Gas
 - Planet Fitness

For more information please contact:

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