

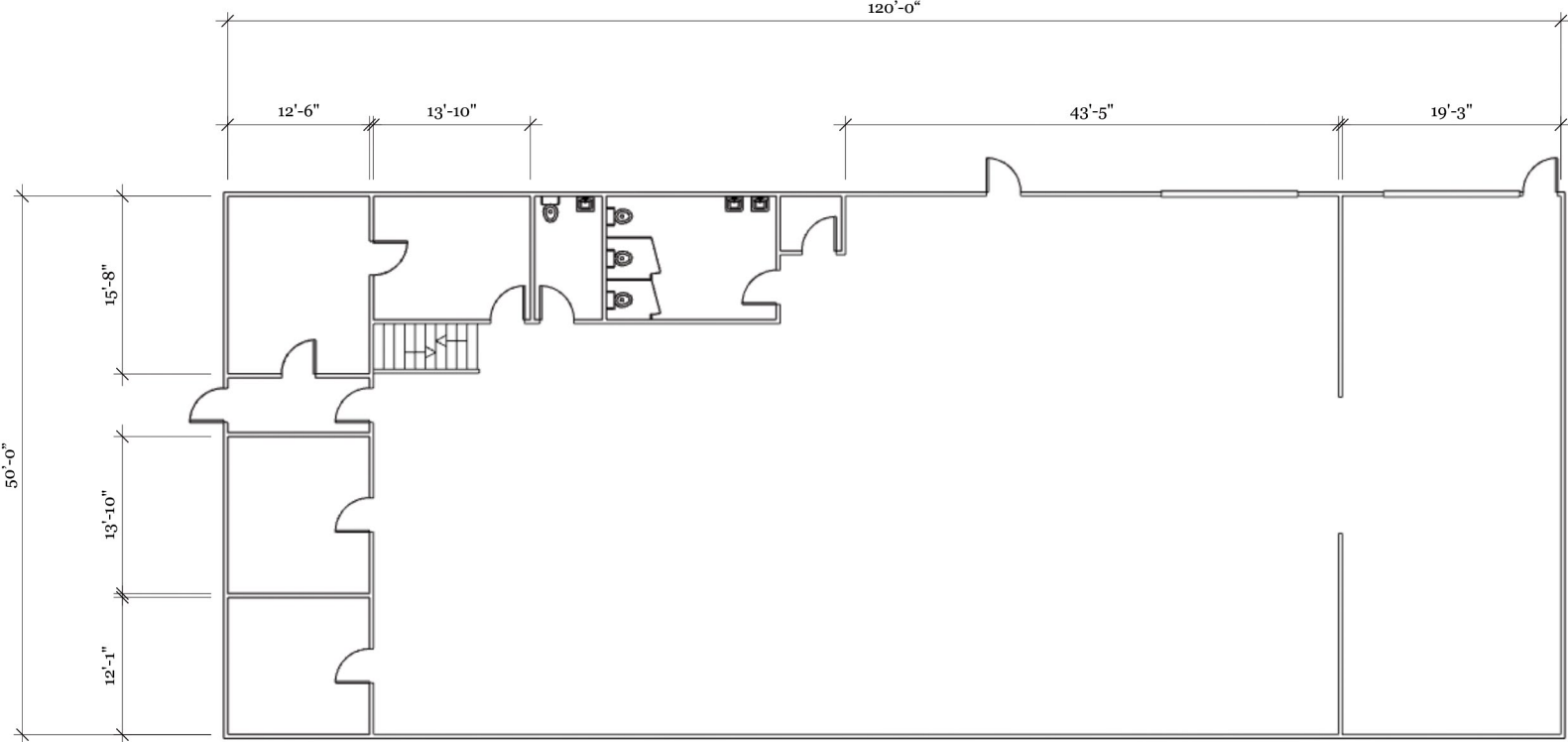


OFFERING SUMMARY

- 139 Penn Manor Road offers a versatile commercial property located in the heart of Manor, PA - located near Route 30, the property offers ease of access to the PA Turnpike, downtown Irwin and downtown Jeannette. The property provides excellent accessibility, visibility and flexibility for a variety of uses, including office, light industrial, and service-oriented business
- Ideal uses include: contractor or service business, light industrial, storage, etc.
- Substantial electric capacity: 480V, 3-phase
- Mechanicals: forced air and fully climate-controlled throughout building
- Ample parking located on site
- Two (2) drive-in doors located on the side; both doors are 12' x 12'
- 14' clear ceiling height
- Space Available: 6,000 +/- SF
900 +/- SF of office
5,100 +/- SF of warehouse
- **Lease Rate:** \$8 psf + NNN (\$2 psf)







6,000 +/- square feet
* drawings are not 100% accurate. Used for illustration purposes only

139 Penn Manor Road Irwin, 15642

Floor Plan

