

SALE FLEX/WAREHOUSE

316 DONOHUE ROAD
GREENSBURG, PA 15601



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OFFERING SUMMARY

- Opportunity to acquire highly desirable flex building in the heart of Westmoreland County
- Close proximity to major thoroughfare of Route 30
- Fully climate controlled facility with sprinkler system
- Abundant parking located on site - 72 +/- stalls

Current Configuration:

- Office Space: 15,000 +/- square feet
- Warehouse: 25,000 +/- square feet
- Total: 40,000 +/- square feet

- Substantial electric capacity: 480v 3 phase - 1200 amp
- Lot Size: 3.35 +/- acres
- Year Built: 1980 w/ renovation in 2024
- Two (2) dock doors with potential for drive thru in rear of building
- 17'-0 clear ceiling height throughout; 20' to decking
- Taxes: \$26,179
- Zoning: light industrial (Hempfield Township)
- Sales Price: \$2,500,000







Population	1 Mile	3 Miles	5 Miles
Total Population	826	23,814	55,977
2029 Population	796	23,546	25,345
Average Age	53.5	47.8	45.8
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	354	10,556	23,921
# of persons per HH	2.1	2.1	2.1
Average HH Income	\$106,420	\$93,802	\$86,239
Median House Value	\$187,704	\$211,719	\$199,757



