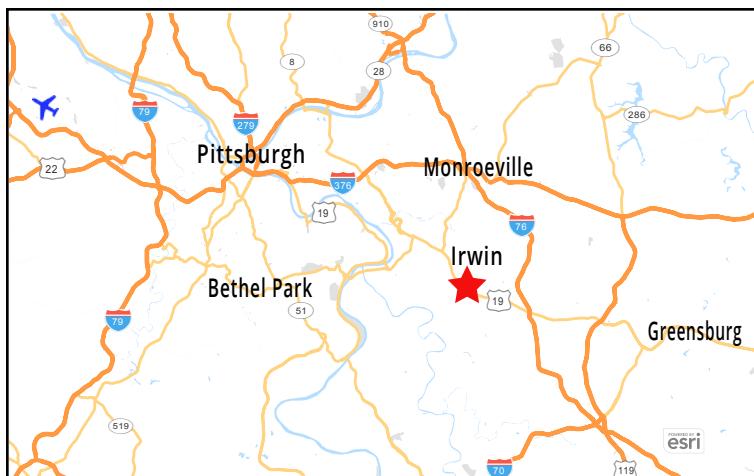


# Burr&Temkin

## Pittsburgh Cross-dock With Shop

12731 Route 30 West, N. Huntingdon (Irwin) PA

For Lease  
Call Broker For  
Rate Details



### Location Details

This property is located with proximity to US-30, Route 19, & I-76. There is dedicated stop light access to Lincoln Hwy. (US-30)

### Property Details

Terminal	<ul style="list-style-type: none"><li>• 33,600± SF dock</li><li>• 87 Loading doors<ul style="list-style-type: none"><li>• 34, 8x8' doors</li><li>• 53, 9' doors</li></ul></li></ul>
Main Office	<ul style="list-style-type: none"><li>• 27,844± SF (3-levels)<ul style="list-style-type: none"><li>• Main office - 85'x120'</li><li>• Additional offices &amp; dispatch area</li><li>• Full un-finished basement storage</li><li>• 2 private offices on 3rd floor (26' x 54')</li><li>• Attached 2-story training center (36' x 54')</li></ul></li></ul>
Site	<ul style="list-style-type: none"><li>• 9± Improved acres</li><li>• Asphalt &amp; concrete yard</li></ul>
Shop	<ul style="list-style-type: none"><li>• 9,350± SF<ul style="list-style-type: none"><li>• 9 Bays (7 drive-in &amp; 2 drive-thru)</li><li>• Offices &amp; restrooms</li><li>• 4 lane fueling canopy</li><li>• Tractor plug-ins</li></ul></li></ul>

Eric McFarlin  
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This statement is based upon information we believe to be correct and is obtained from sources we regard as reliable, but we assume no liability for errors or omissions therein.

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