



ASK PRICE:
\$1,300,000

FULLY ENTITLED
**Near
Pad-Ready
Site**

WITH ALL UTILITIES

John Bilyak, SIOR, CCIM
Market Leader, Principal | Pittsburgh
Industrial Brokerage
412 515 8522
john.bilyak@colliers.com

525 William Penn Place
Suite 3510
Pittsburgh, PA 15219
P: 412 321 4200
F: 412 321 4400
colliers.com/pittsburgh

4270 Dutch Ridge Road

Brighton Township (Beaver County), PA 15009

**+/- 18.5 acre industrial zoned development site
to accommodate up to an 100,000 SF building.**

PROPERTY FEATURES

- +/- 18.5 Acres / mixed-use zoning
- +/- 7 acre usable pad capability, minimal cut/fill required
- Zoned: C-2 mixed-use, industrial development permitted
- Frontage on Dutch Ridge Road

ACCESSIBILITY

- Located one exit from the Royal Dutch Shell Ethane Cracker Plant
- 35 miles west from Downtown Pittsburgh
- 19 miles from the Pittsburgh International Airport
- Highly visible and accessible from I-376

UTILITIES

- **Sewage:** Brighton Township Municipal Sewage Authority - *At property*
- **Electric:** Duquesne Light - *At property*
- **Gas:** Peoples Gas - *At property*
- **Water:** Brighton Township Municipal Sewage Authority - *At property*

