

FOR SALE OR LEASE

3420 NEW CASTLE RD (SR 18)
WEST MIDDLESEX, PA

DESCRIPTION: TWO COMMERCIAL BUILDINGS SITUATED ON AN APPROXIMATELY 10.81 ACRE PARCEL OF LAND.



BUILDING 1

STRUCTURE – METAL WITH GABLE METAL ROOF

SIZE- WAREHOUSE AREA BEING APPROXIMATELY 15,480 SF (60' X 258') CLEAR SPAN

OFFICE/SHOWROOM AREA BEING APPROXIMATELY 5,248 SF (64' X 82')

TOTAL SIZE – Approximately 20,728 SF

WAREHOUSE:

- WALLS – INSULATED AND DRY WALL
- CEILING HEIGHT – 10' TO EAVE/APPROXIMATELY 20' TO CENTER
- HEATING – RESNOR (5 UNITS)
- LIGHTING – FLOURESCENT
- FLOORING – CONCRETE
- ELECTRIC – 200 AMP/3 PHASE 240V
- OVERHEAD DOORS – TWO 12 FT.

OFFICE:

- LIGHTING – COMBINATION FLOURESCENT AND DROP FIXTURE
- FLOORING – CARPET/TILE
- HEATING – HVAC
- RESTROOMS – TWO (2)
- ALARM SYSTEM - YES

BUILDING 2

STRUCTURE – METAL WITH GABLE METAL ROOF

SIZE- APPROXIMATELY 6,000 SF (30' X 200') CLEAR SPAN

WAREHOUSE FACILITY:

- WALLS – INSULATED AND DRY WALL
- CEILING HEIGHT – 10' TO EAVE 18' TO CENTER
- HEATING – HVAC
- LIGHTING – FLOURESCENT
- FLOORING – CARPET OVER CONCRETE
- ELECTRIC – SINGLE PHASE
- OVERHEAD DOORS – ONE 8 FT.
- ROOF - GABLES

SPECIAL FEATURES:

BOTH BUILDINGS ARE CLEAR SPAN SERVICED WITH CEILING FANS. PROPERTY HAS A GAS WELL AND SOME FREE GAS IS AVAILABLE. LOCATED AT THE INTERSTATE OF I80, I60 AND RT 18. HALFWAY BETWEEN PITTSBURGH AND CLEVELAND. ALL PUBLIC UTILITIES.

RE TAXES - \$13,374.13/Year 2024

LEASE PRICE – (\$4.50/SF) NNN

SALE PRICE - \$1,075,000

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