

19 LEONBERG

Sale Opportunity

Presented by The Buncher Company



UNIQUE *Industrial* OPPORTUNITY

19 LEONBERG ROAD | CRANBERRY TOWNSHIP, PA 16066

19 LEONBERG

is a prime *industrial* warehouse located in Cranberry Township, just off the Evans City exit of I-79. With its strategic location and expansive space, this facility is ideal for manufacturing, warehousing, and distribution needs.

SALE PRICE: \$3.95M

Property Description:

(50' x 140')

1st Floor: 36,400 SF

2nd Floor: 39,450 SF

Third Floor: 7,000 SF

Total Building SF:

82,850 SF

Office: 20,095 SF

Warehouse: 62,755 SF

Occupancy:

Building is 100% vacant

Number of Floors:

3

Lot Size:

6.41 Acres

Parking:

35 parking spaces

Present Use:

Manufacturing / Warehouse

Year Built:

1996

Ceiling Height:

18'

Dock High Doors:

Four (4)

Grade Level Doors:

Three (3)

Column Spacing:

19' x 23'

Zoning:

SP-1

Electric:

3000 amp, 480/277 volt, 3 phase

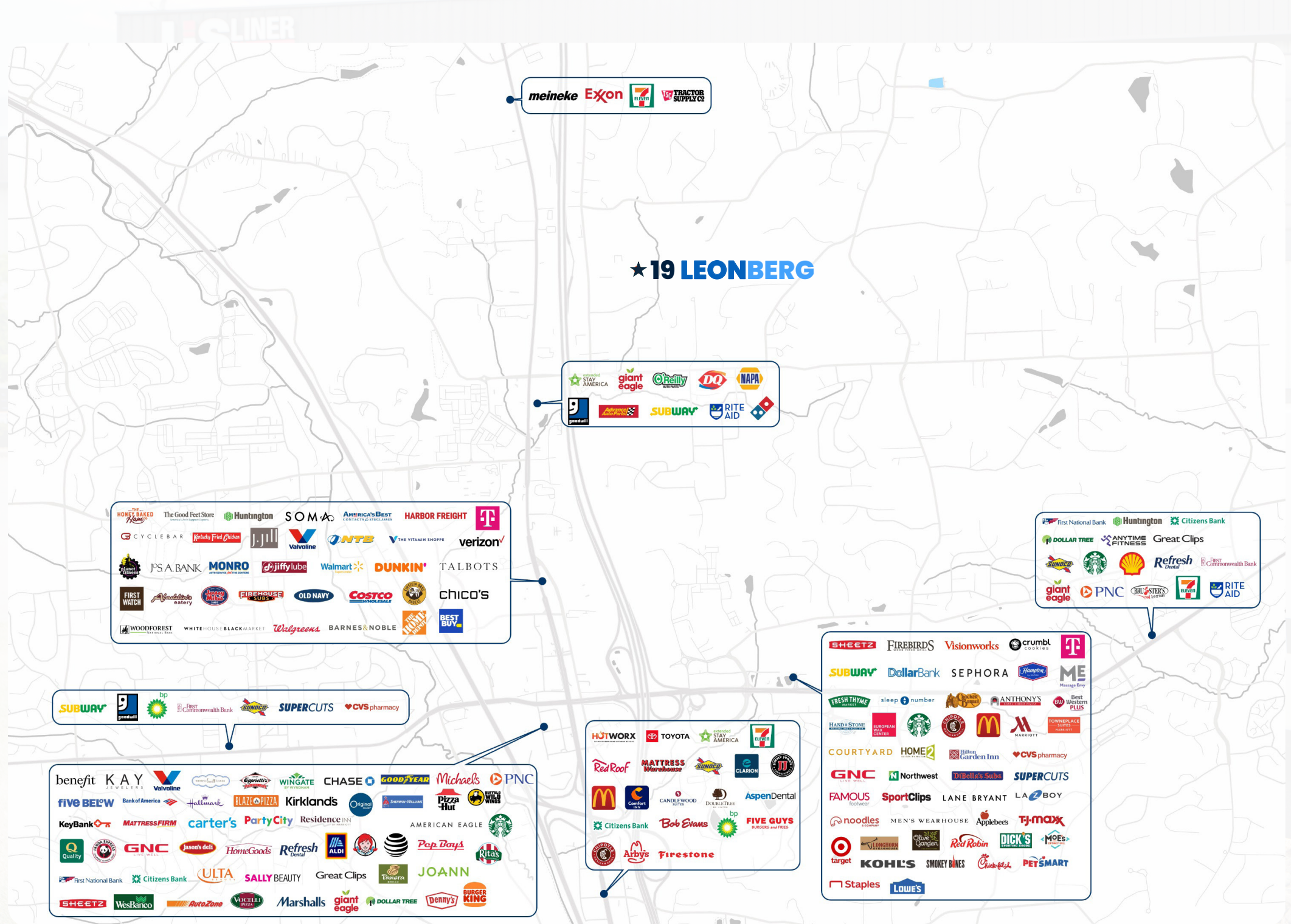
Lighting:

Metal Halide



LOCATION *Location* LOCATION

CRANBERRY TOWNSHIP



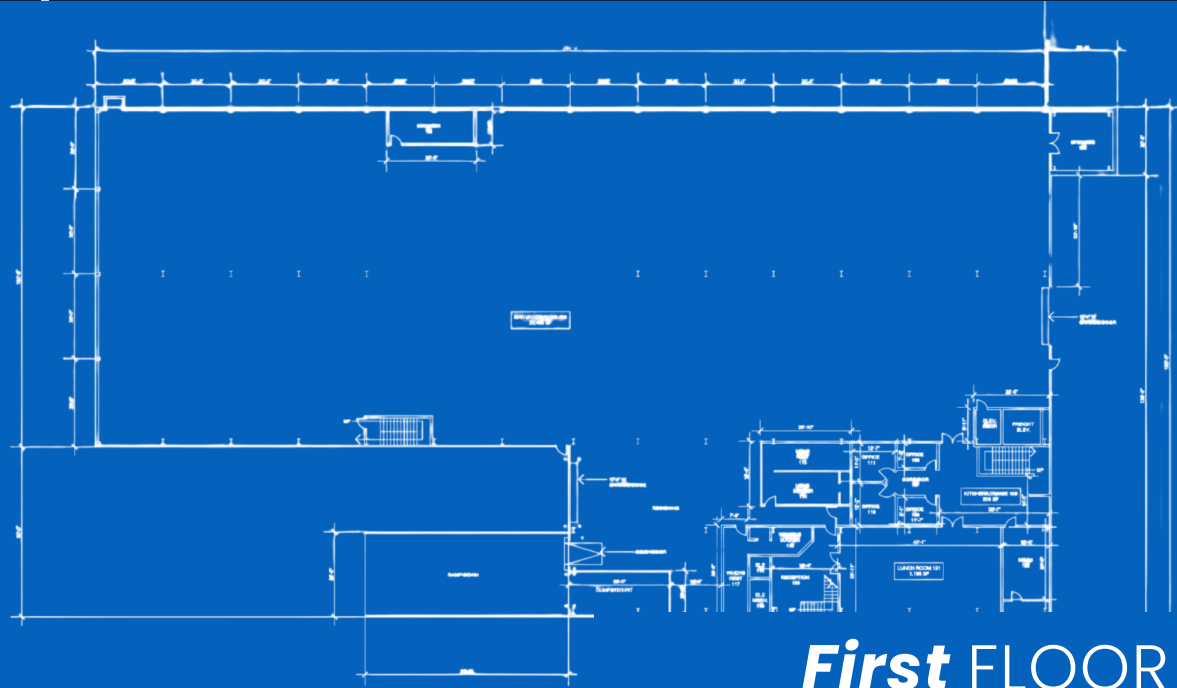
Nearby AMENITIES

- RESTAURANTS
- SHOPPING
- WORK LIFE PLAY

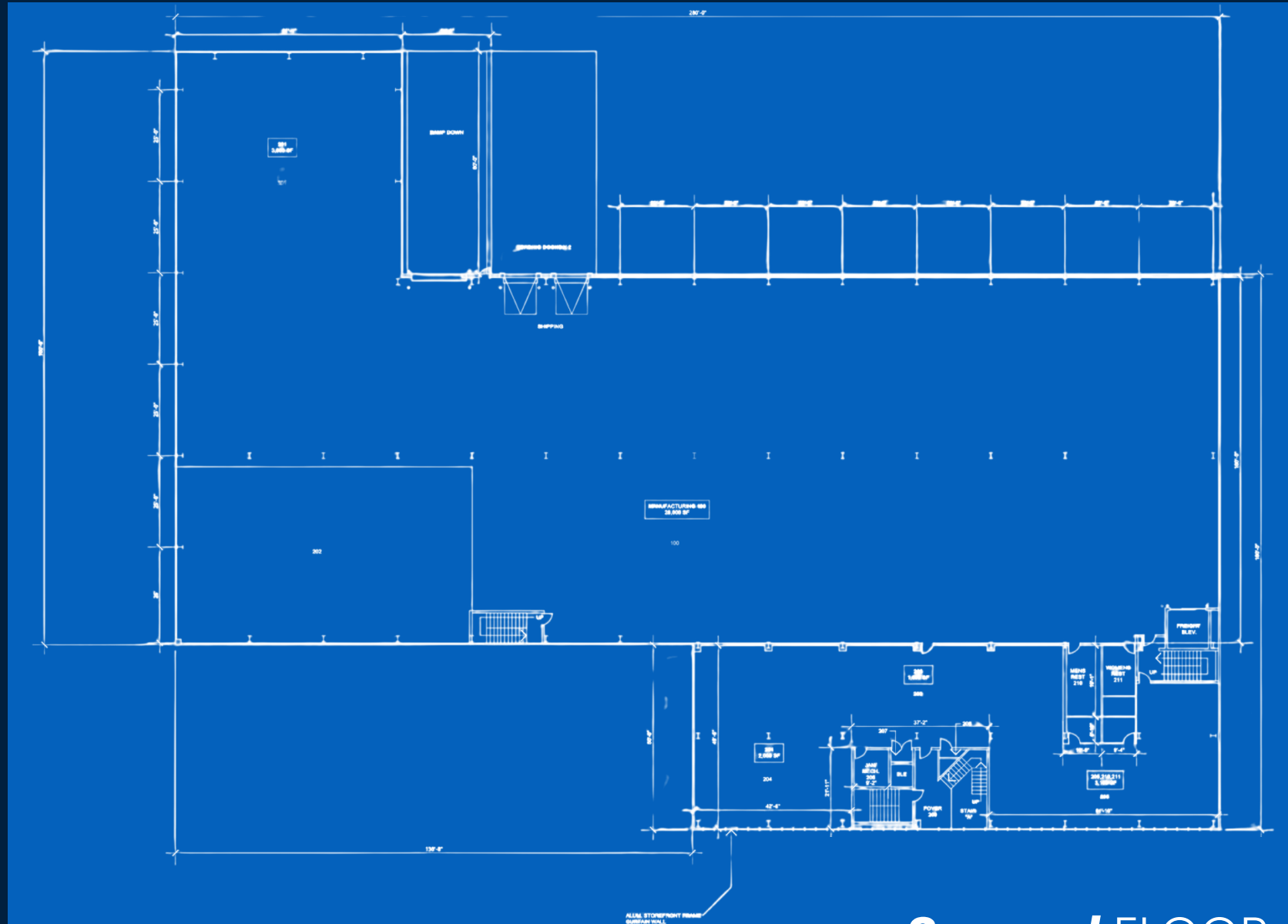
20-Minute Drive Time DEMOGRAPHICS

- POPULATION: 93,371 PEOPLE
- AVERAGE HH. INCOME: \$169,531
- HOUSEHOLDS: 37,094 HOMES
- EMPLOYEES: 57,758 EMPLOYEES

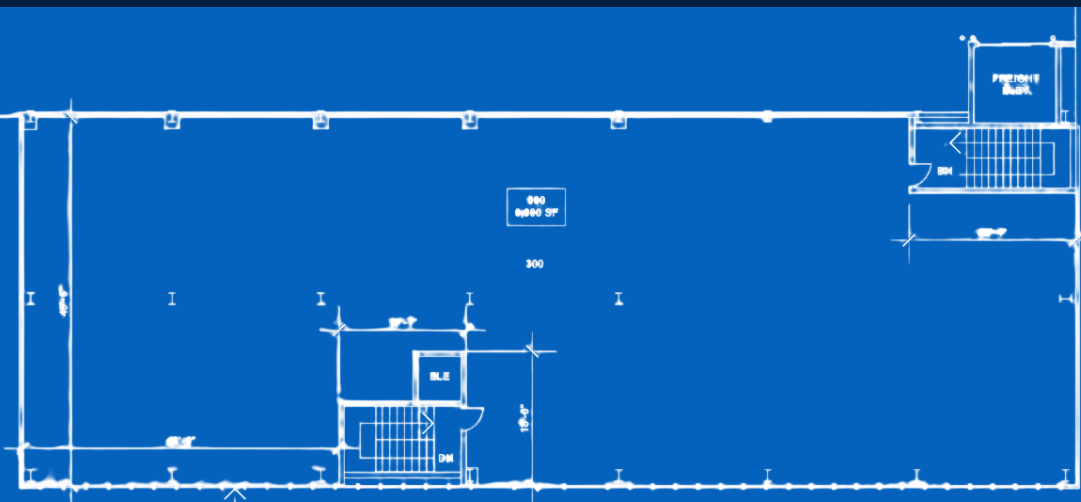
FLOOR Plans



First FLOOR



Second FLOOR



Third FLOOR

ALUM STOREFRONT FRAME
CURTAIN WALL



USLINER
Company

CONTACT OUR *Team*

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