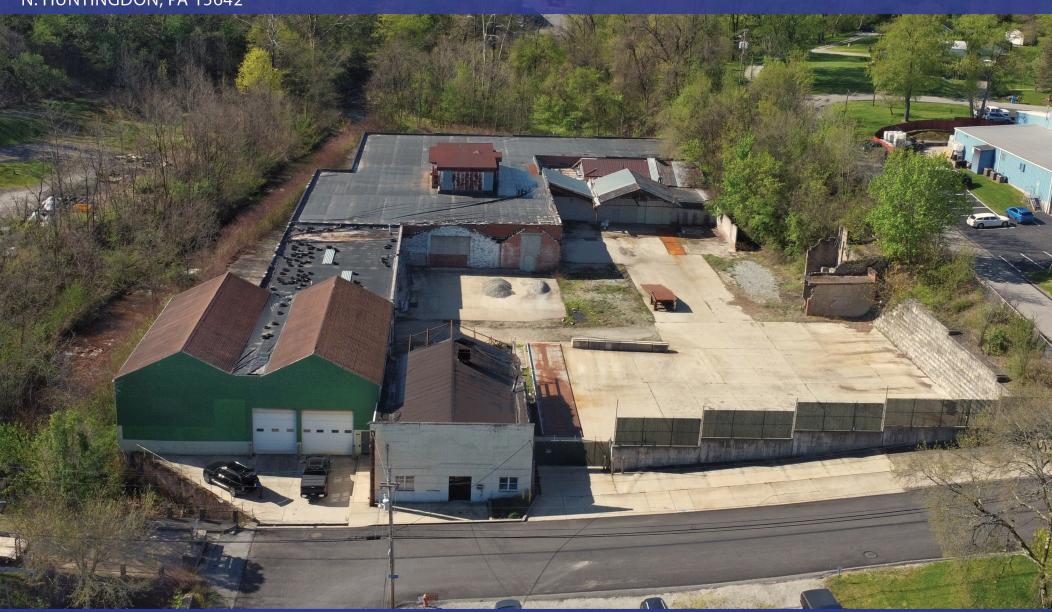
SALE FLEX/WAREHOUSE

10830 GLASS STREET N. HUNTINGDON, PA 15642





Brad Ring • Agent • 412-261-6532 x224 • brad@prudentialrealty.com

PRC COMMERCIAL • 3700 SOUTH WATER STREET, SUITE 105 • PITTSBURGH, PA 15203 • PRUDENTIALREALTY.COM





OFFERING SUMMARY

• This substantial industrial property comprises approximately 38,000 to 40,000 ft.² of warehouse/manufacturing space situated on a 2 acre lot in Westmoreland County.

 Proximity to major transportation corridors: immediate access to Route 30 in Pennsylvania Turnpike enhances, regional logistics, and distribution capabilities

• Substantial electric capacity: 480v 3 phase - 1,200 amp

Abundant parking located on site

• Three drive-in doors

• Office 1: 3,400 +/- sf

• Warehouse: 38,040 +/- square feet

Total: 41,440 +/- square feet

• Lot Size: 2 +/- acres

• Year Built: Approximately 1900 w/ renovation in 1980

• 16' - 20' clear ceiling height

• Taxes: \$17,573 ; Zoning: Industrial (N. Huntingdon)

• Sales Price: \$2,200,000

