

SALE FLEX/WAREHOUSE

10830 GLASS STREET
N. HUNTINGDON, PA 15642



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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
 - Office1: 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**



PA
Turnpike

Route 30

Site Location





Population	1 Mile	3 Miles	5 Miles
Total Population	7,404	37,806	74,886
2029 Population	7,445	37,540	74,182
Average Age	43.6	45.9	46.6
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,503	15,762	31,438
# of persons per HH	2.1	2.4	2.3
Average HH Income	\$75,267	\$102,742	\$97,597
Median House Value	\$160,939	\$209,013	\$199,553