

# 11020 PARKER DRIVE

NORTH HUNTINGDON, PA 15642



## FOR SALE

14,807 SF INDUSTRIAL/FLEX BUILDING | 3.12 ACRES

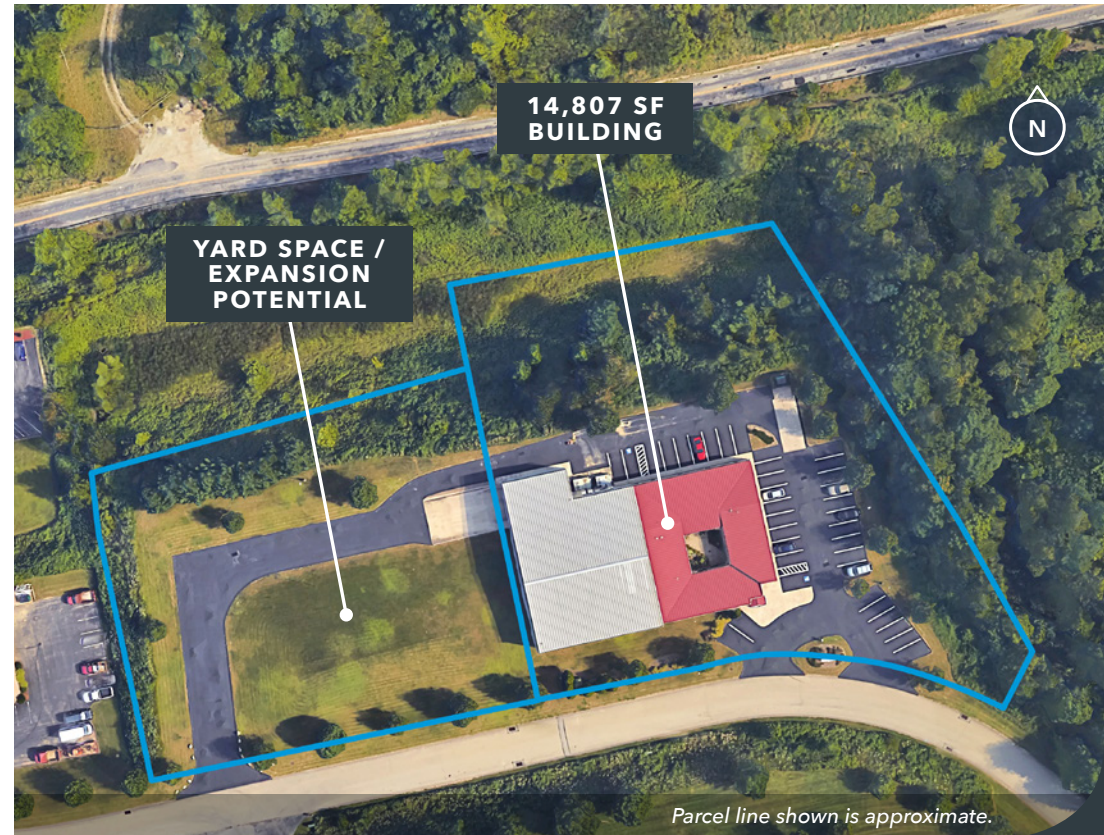
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<b>Building Size</b>	<b>14,807 SF, one-story industrial/flex building:</b> <ul style="list-style-type: none"><li>• 8,251 SF warehouse</li><li>• 6,556 SF office</li></ul>
<b>Lot Size</b>	3.12 acres
<b>Parcels</b>	54-06-05-0-015, 54-06-05-0-016
<b>Municipality</b>	North Huntingdon, Westmoreland County
<b>Zoning</b>	North Huntingdon Township, PEDD2

<b>Clear Height</b>	18' clear; 21' to deck
<b>Loading/Drive-Ins</b>	<b>Dock-high doors:</b> <ul style="list-style-type: none"><li>• (2) 8' x 8'</li></ul> <b>Drive-in door:</b> <ul style="list-style-type: none"><li>• (1) 8' x 10'</li></ul>
<b>Crane</b>	1-Ton crane
<b>HVAC</b>	Conditioned warehouse and office
<b>Power</b>	3-phase, 480/277 volt, 1200 amps
<b>Office</b>	<ul style="list-style-type: none"><li>• Lobby/reception area</li><li>• Several private offices</li><li>• Conference room</li><li>• Kitchenette</li></ul>
<b>Parking</b>	37 surface parking spaces
<b>Additional Features</b>	Yard space: Approximately 0.3 acres



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## 8,251 SF WAREHOUSE

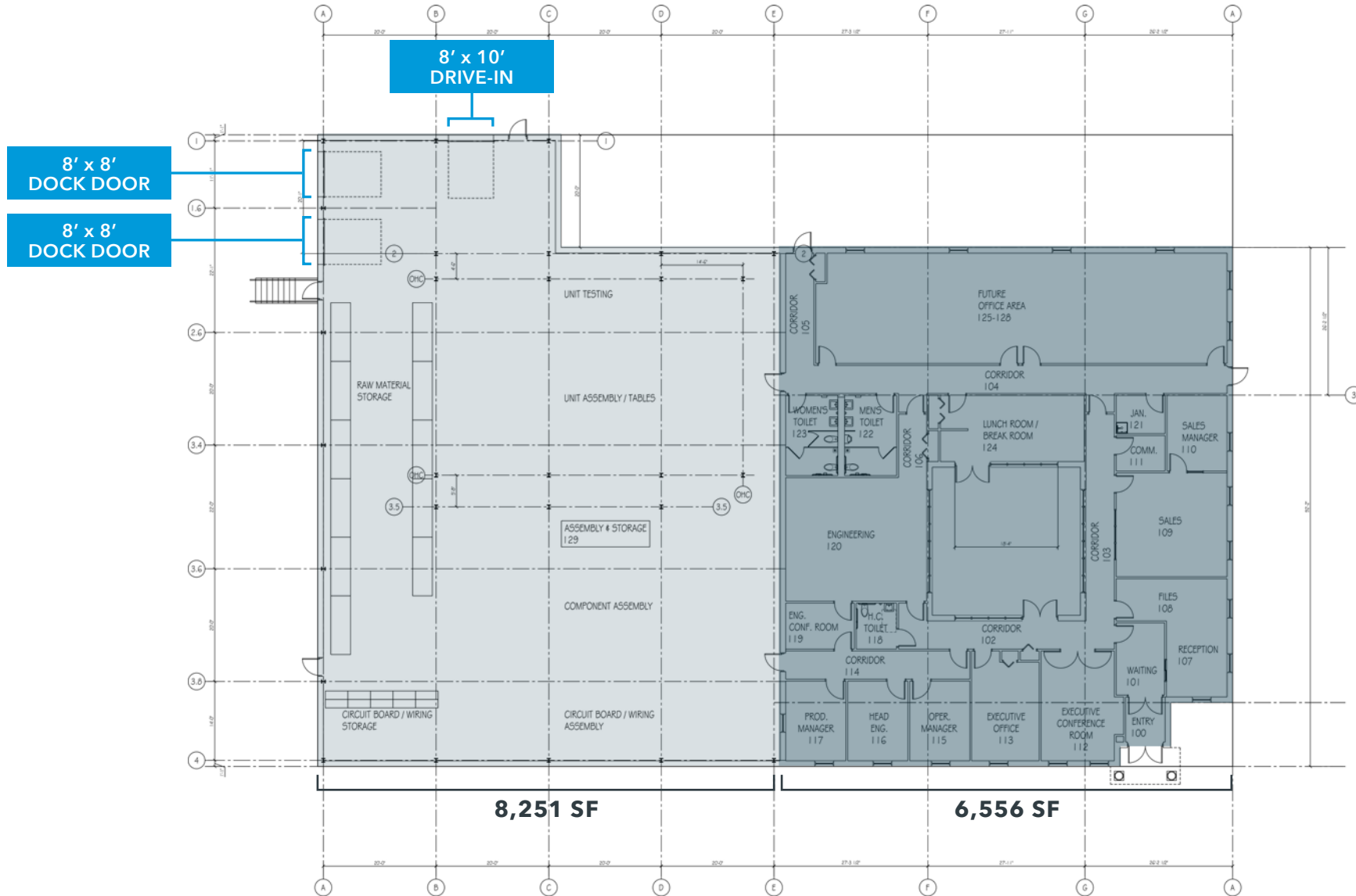


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## BUILDING PLAN



WAREHOUSE OFFICE

EXISTING FIRST FLOOR PLAN

1/8" = 1'-0"

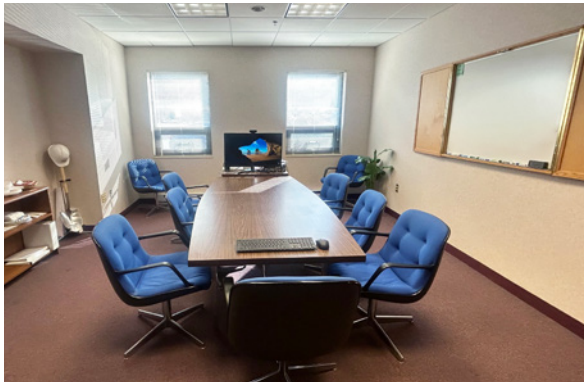


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6,556 SF OFFICE



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## LOCATION HIGHLIGHTS



### KEY DRIVING DISTANCES

US-30 (via Colonial Manor Rd)	1.6 mi. / 4± min.
US-30 / PA Turnpike Interchange (Irwin)	6.0 mi. / 14± min.
I-376 / I-76 / US-22 Interchange (Monroeville)	9.5 mi. / 21± min.
City of Greensburg	13.6 mi. / 32± min.
Downtown Pittsburgh	18.0 mi. / 34± min.

### DEMOGRAPHICS

5 MILE RADIUS (2025) Source: ESRI

Population	100,560
Total Daytime Employees	31,028
Households	44,523
Median Household Income	\$74,838
Median Age	45.4

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