

FOR LEASE

IMPERIAL INDUSTRIAL PARK - BLDG 150

BATEMAN ROAD / 150 IMPERIAL INDUSTRIAL PARK, OAKDALE, PA 15071

13,000 SF LIGHT INDUSTRIAL SPACE
1.15 ACRES OF FENCED YARD

Excellent Access to 22/30, I-376, I-79 & PA/WV/OH Tri-State Area



FOR MORE INFORMATION:

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IMPERIAL INDUSTRIAL PARK - BLDG 150

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BUILDING SPECS

13,000 SF FREESTANDING BLDG

LIGHT INDUSTRIAL SPACE WITH FENCED YARD

BUILDING SIZE	13,000 SF (100' x 130')
YARD	Approximately 1.15 acres of fenced lot behind the building
CLEAR HEIGHT	14' - 16'
LOADING	Seven (7) drive-in doors One (1) internal loading dock
HEAT	Suspended oil-fired blower
ZONING	I-1 Light Industrial (North Fayette Twp)
LOCATION	Located off of Bateman Road (PA-978) in North Fayette Township; 0.5 miles from the Imperial Exit on Route 22/30
USES	Excellent location for companies servicing the energy and construction industries, equipment laydown requirements and regional distribution.



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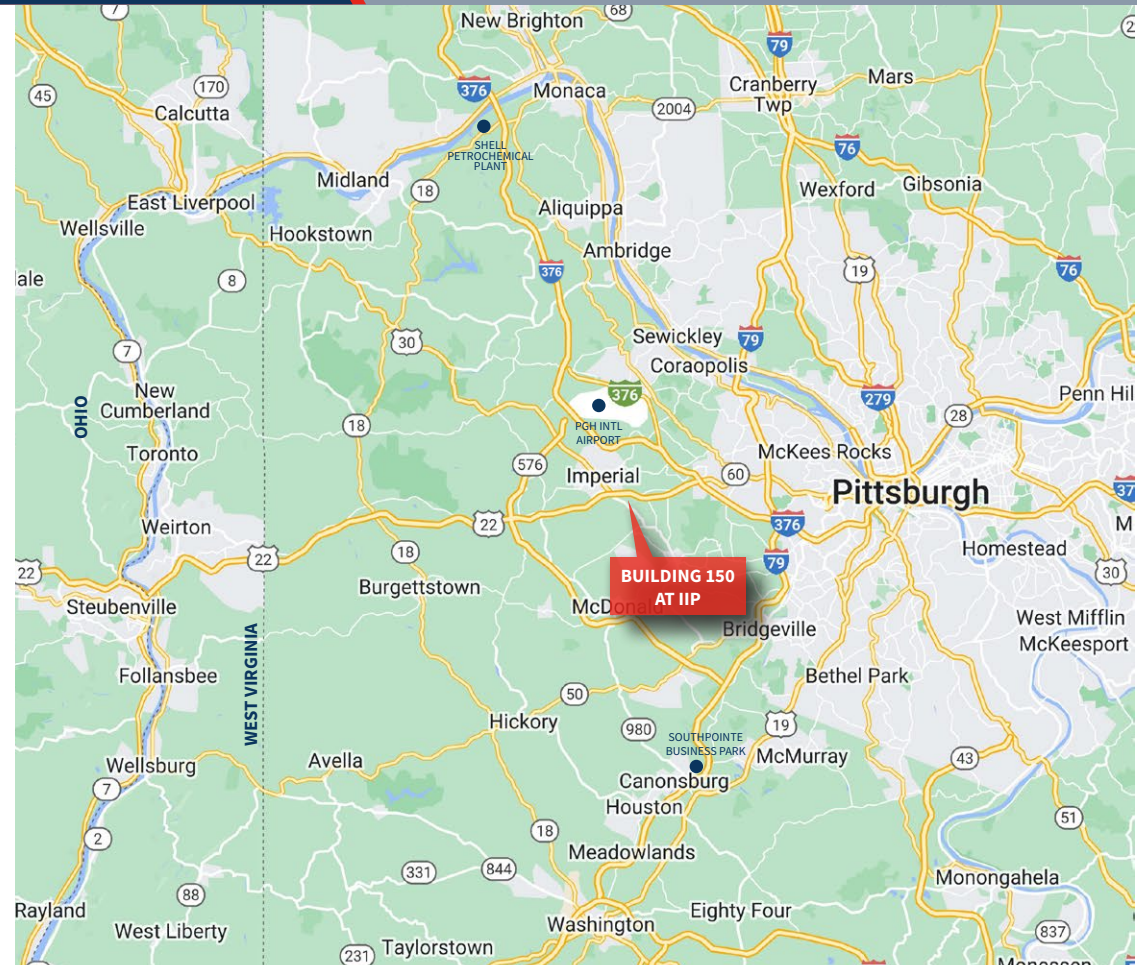
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LOCATION

ACCESS MAPS



KEY DISTANCES

- Immediate access to Route 22/30
- 4 miles (6 minutes) to I-376
- 7.5 miles (12 minutes) to I-79
- 15 miles to Downtown Pittsburgh
- 20 miles to the Shell Petrochemical Plant
- 21 miles to Weirton, West Virginia

EXCELLENT
LOCATION FOR
REGIONAL
DISTRIBUTION
PA • WV • OH



PGH INTL AIRPORT

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BLDG 2000

BLDG 300

BLDG 200

BLDG 150

13,000 SF & 1.15 ACRES

BLDG 400

BLDG 100

BLDG 1000



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