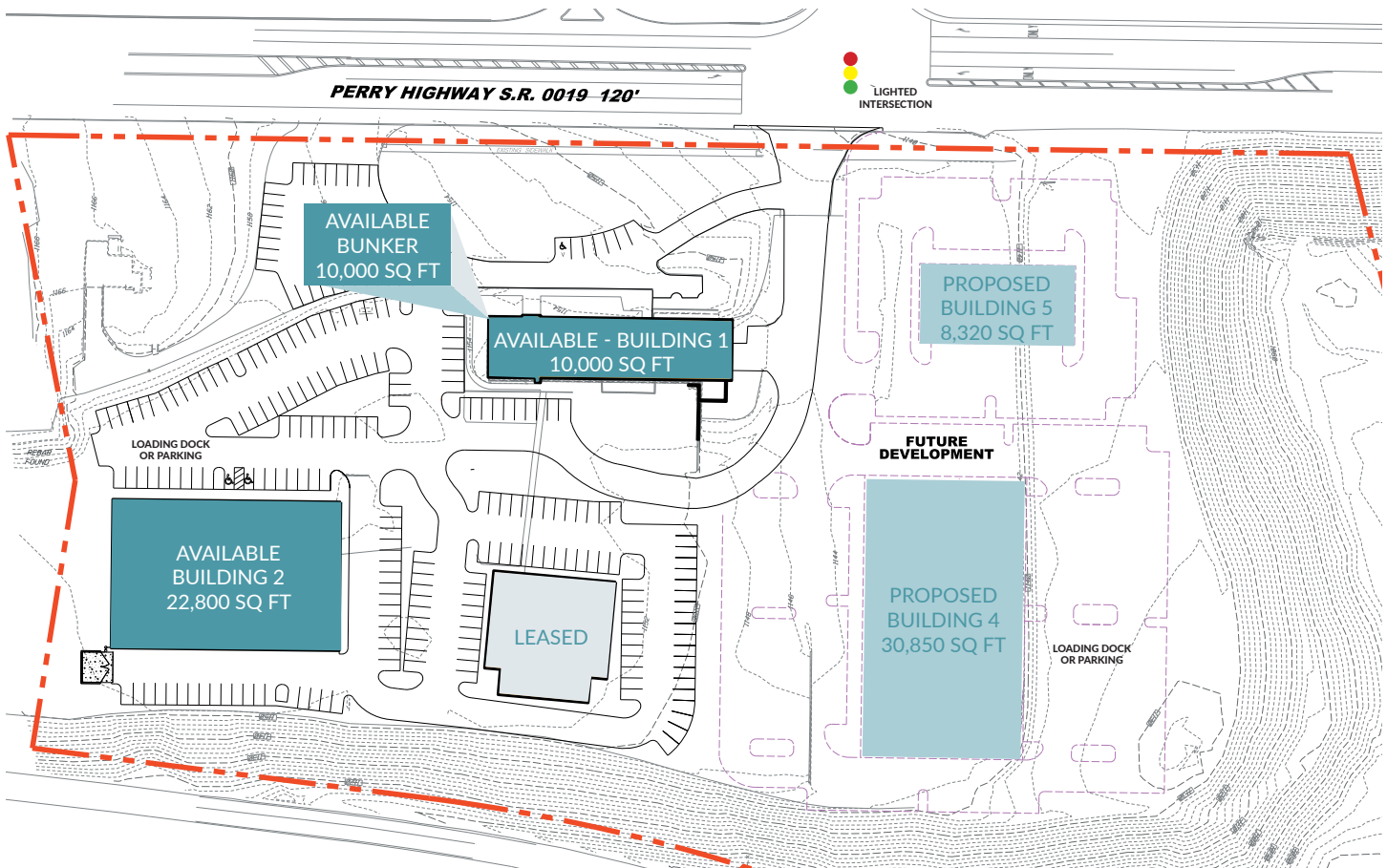


EHRMAN SQUARE

21101 ROUTE 19
CRANBERRY PA 16066

SITE LAYOUT

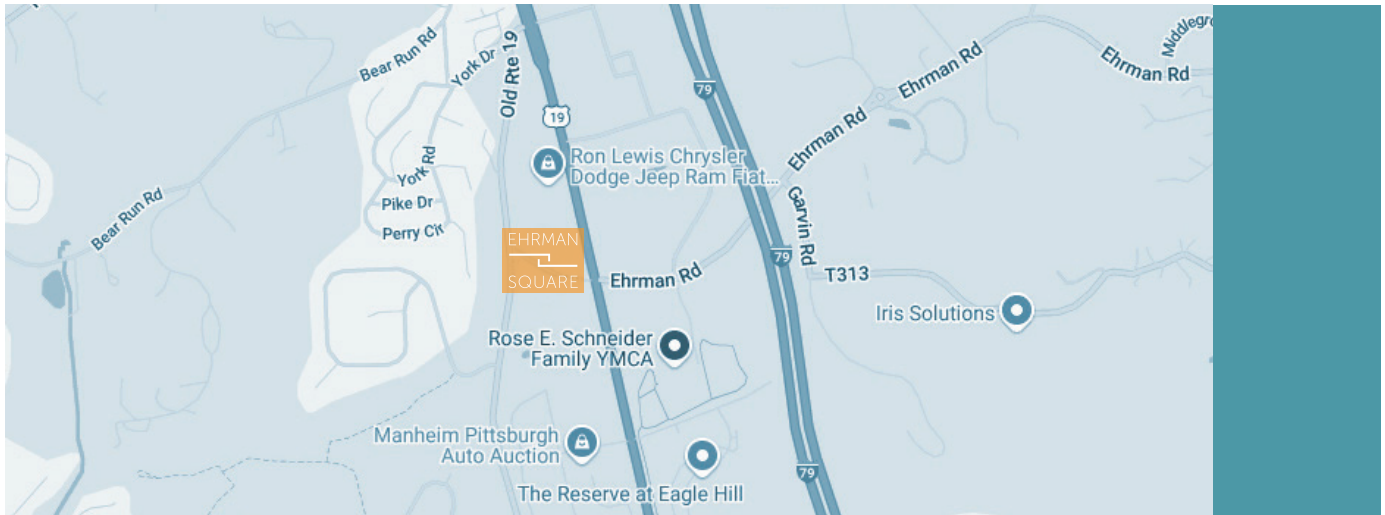
Ehrman Square features a thoughtfully designed site layout offering multi-use flex buildings, ideal for a variety of commercial, retail, office, and industrial needs.



SITE LOCATION

Prime Flex Space at Signalized
Corner of Ehrman Square & Rt.
19 – Adjacent to Sheetz!

Just minutes from I-79, the PA Turnpike, and Route 228, this high-visibility flex site offers unbeatable regional access. Located at a signalized intersection on Route 19 and only 22 miles from Downtown Pittsburgh, it's perfect for businesses seeking prime exposure and convenience.



EHRMAN SQUARE

*– Built for Business,
Surrounded by Success!*

Located in the heart of Cranberry Township, Ehrman Square puts you minutes away from top retailers like Walmart, Costco, Target, and The Home Depot. Surrounded by car dealerships, dining spots, and everyday essentials, it's the perfect hub for work, errands, and everything in between.

**Prime location, unbeatable
convenience.**

- 10,000 SQ FT Retail/Office Flex Space
- Add another 10,000 SQ FT available with Bunker Space
- Prime Visibility
- Multiple Drive-ins

BUILDING 1 & BUNKER

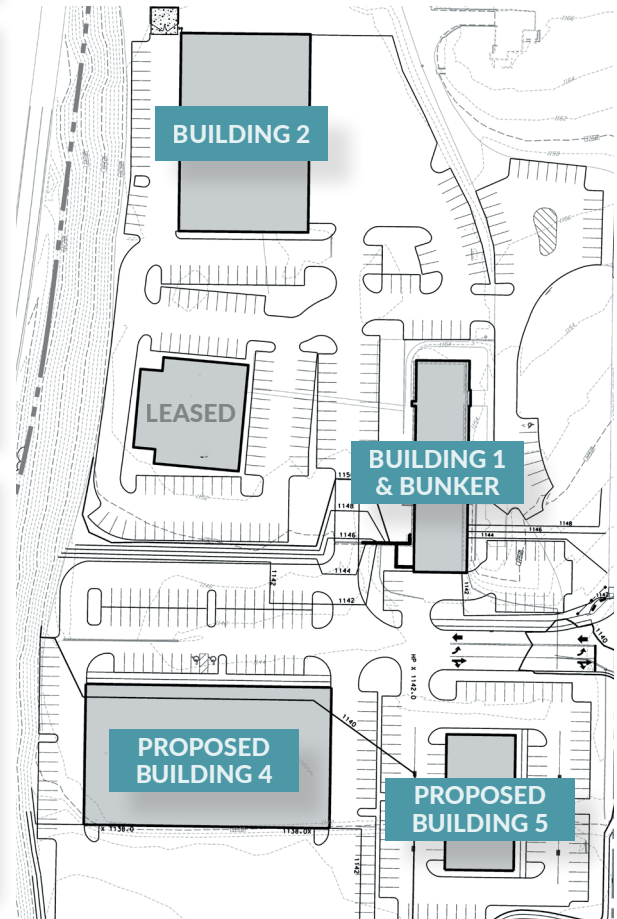


- 22,800 SQ FT Flex Space
- 15.5'-19' Clear Ceiling Height
- Two 3-ton Cranes
- Multiple Drive-ins and Docks Can Be Installed

BUILDING 2

- 30,850 SQ FT Flex Space
- 24-28' Clear Ceiling Height
- Drive-in and Dock Ready

PROPOSED BUILDING 4



- 8,320 SQ FT Retail Outparcel Space
- Prime Corner Location at Lighted Intersection

PROPOSED BUILDING 5



SCAN TO VIEW
OUR COMPANY
PROFILE!