

333 CRESTWOOD DRIVE

Mountain Top, PA 18707

 FOR SALE OR LEASE

 INDUSTRIAL

 60,574± SF



PROPERTY DESCRIPTION

60,574± SF Single tenant Industrial Building located within the Crestwood Industrial Park. Suitable for Warehouse Distribution or Light Manufacturing. Ample car and trailer parking.

SALE PRICE / LEASE RATE:
PRICE UPON REQUEST

FOR MORE INFORMATION

David Weaver, SIOR

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Steve Cole, SIOR

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NAIMertz

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PROPERTY HIGHLIGHTS

- 60,574± SF (Opportunity for Expansion)
- Situated on 13.82± acres
- Construction: Conventional Steel Frame with Masonry
- Ceiling Height: 17' Clear
- Column Spacing: 36'x50'
- Floor: 5" reinforced concrete
- Loading:
 - 4 Tailgate Doors
 - 2 Drive-In Doors (1 new)
- Heat: Gas Fired Unit Heaters
- Lighting: LED lights
- Power: 480 volts, 3 phase, 1,200 amp
- Sprinkler: Wet System
- Air Conditioning: None
- Miscellaneous: Ample Car & Trailer Parking
- Local Utilities to the Site

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Crestwood Industrial Park Tenants

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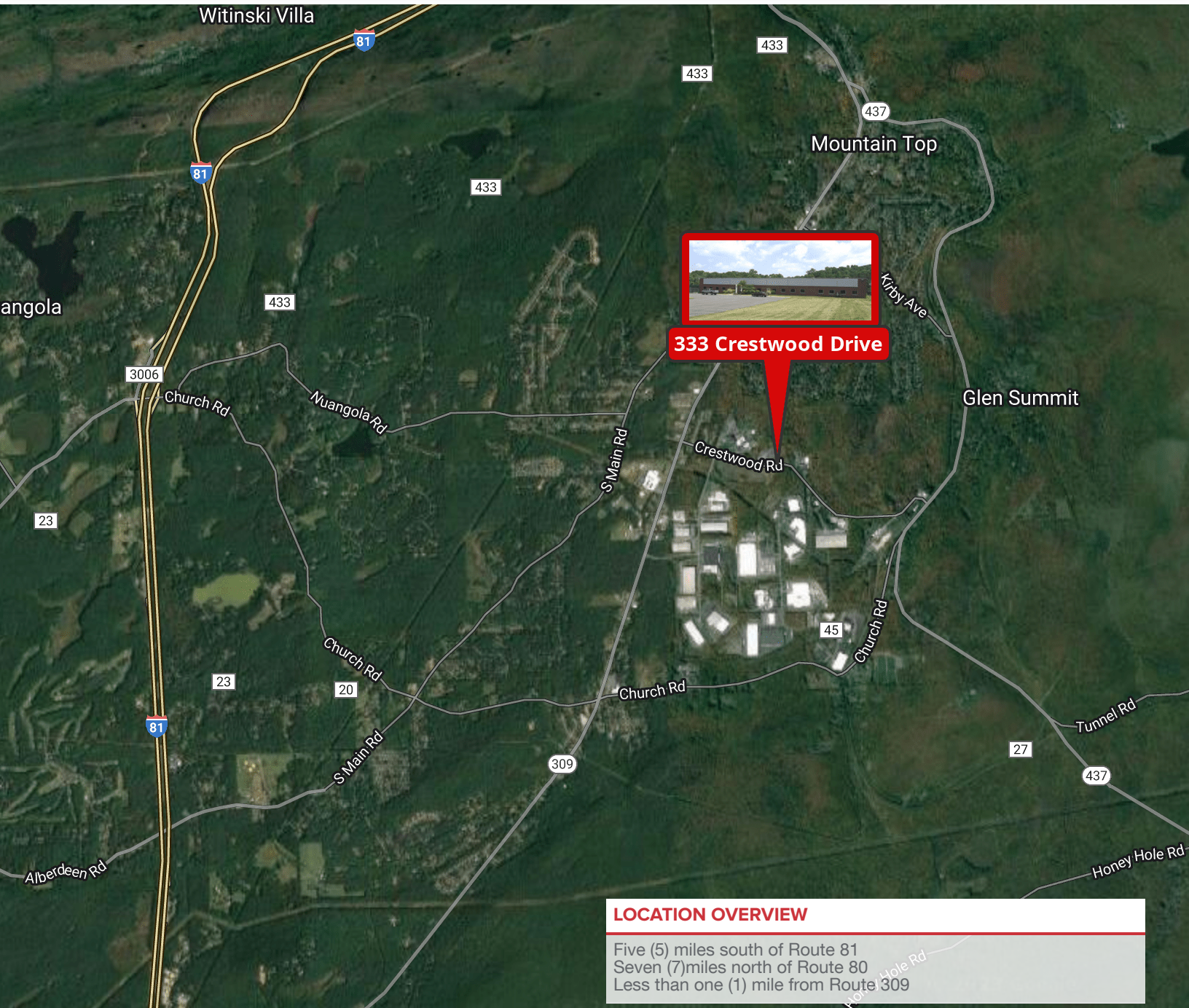
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LOCATION OVERVIEW

Five (5) miles south of Route 81
Seven (7) miles north of Route 80
Less than one (1) mile from Route 309

Map data ©2023 Imagery ©2023 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, PA Department of Conservation and Natural Resources-PAMAP/USGS, USDA/FPAC/Geo

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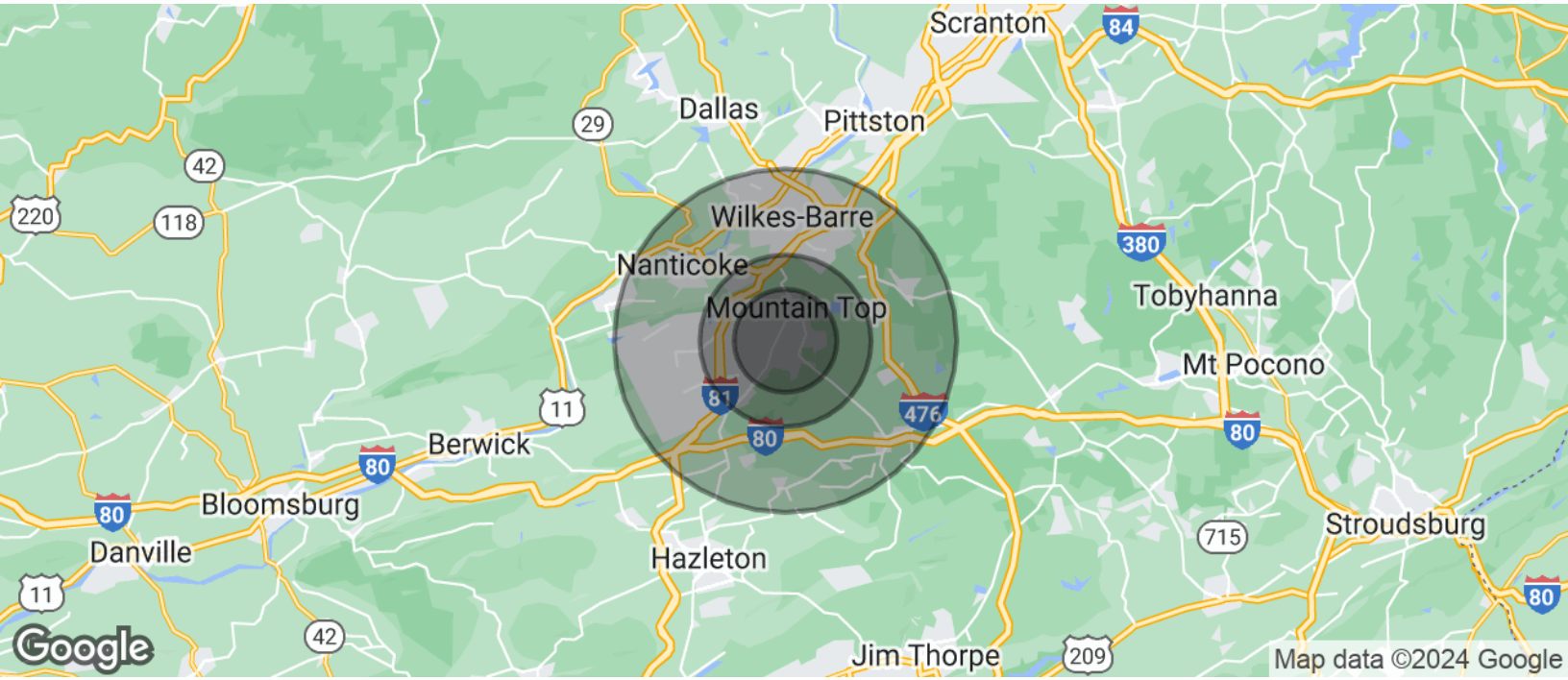
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POPULATION

	3 MILES	5 MILES	10 MILES
Total Population	10,064	19,383	150,680
Average Age	44.1	43.4	41.1
Average Age (Male)	42.8	42.9	39.6
Average Age (Female)	44.8	43.7	42.7

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total Households	3,873	7,892	72,495
# of Persons per HH	2.6	2.5	2.1
Average HH Income	\$101,587	\$87,692	\$56,401
Average House Value	\$263,199	\$218,864	\$118,355

TRAFFIC COUNTS

Crestwood Avenue 3,408/day

2020 American Community Survey (ACS)



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