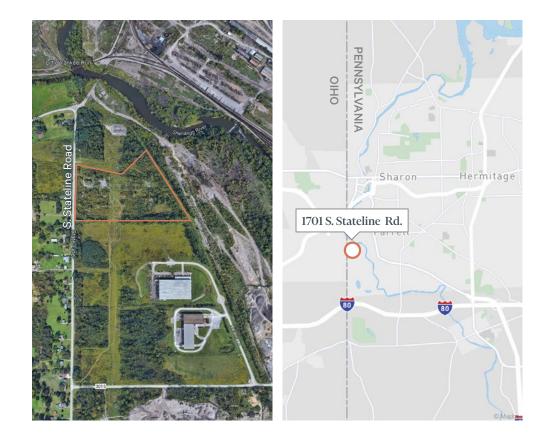
## 22 Acres

## Land Zoned for Heavy Industrial Use

- + 22-acre level property, lightly wooded with open areas
- + Heavy Industrial Zoning
- + Adjacent to 138kV Transmission Substation (Load Study Available)
- + Property borders the Hermitage State Line Industrial Park
- + Easy access to I-80 and Ohio State Route 82
- + Located within 2 miles of NLMK Pennsylvania Steel Company, Yourga Trucking, Wheatland Tube, Sharon Tube and several other manufacturers

- + For Sale: \$700,000 Mineral Rights not included with the listed sale price
- + Lease rate TBD by use

1701 South Stateline Road Hermitage, PA 16159 www.cbre.com/pittsburgh



## Contact

## R.T. Walker

First Vice President +1 412 805 0117 rt.walker@cbre.com

© 2022 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.