

# 22 Acres

1701 South Stateline Road  
Hermitage, PA 16159  
[www.cbre.com/pittsburgh](http://www.cbre.com/pittsburgh)

## 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

## Contact

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