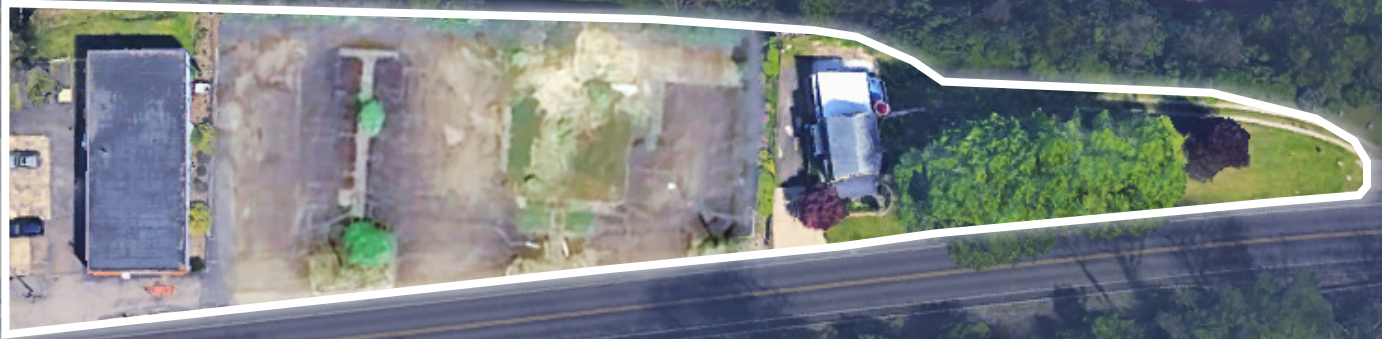


±1 AC SALE OPPORTUNITY

Colliers



4608 - 4620 Allegheny River Blvd.

V E R O N A , P A 1 5 1 4 7

POTENTIAL OWNER USER OR DEVELOPMENT OPPORTUNITY:



WAREHOUSE
±3,600 SF



LAYDOWN
YARD/PARKING
±0.5 AC



OCCUPIED
RESIDENTIAL UNIT
912 SF

PROPERTY FEATURES:

- ±1 contiguous acre available for sale
- Comes with a move-in-ready warehouse, occupied residential unit, and ±0.5 acres of parking/laydown yard
- ±3,600 warehouse with 1 (10'x10') drive-in and 2 in-place offices
- The occupied residential unit is a 912 SF 2-story house, featuring 2 bedrooms, 1.5 baths, and a basement garage
- Strategic proximity to Route 8 offers easy access to Route 28, I-376, and Route 30
- Ideal for a potential warehouse user, or developers interested in residential, light industrial, or commercial projects

GET IN TOUCH

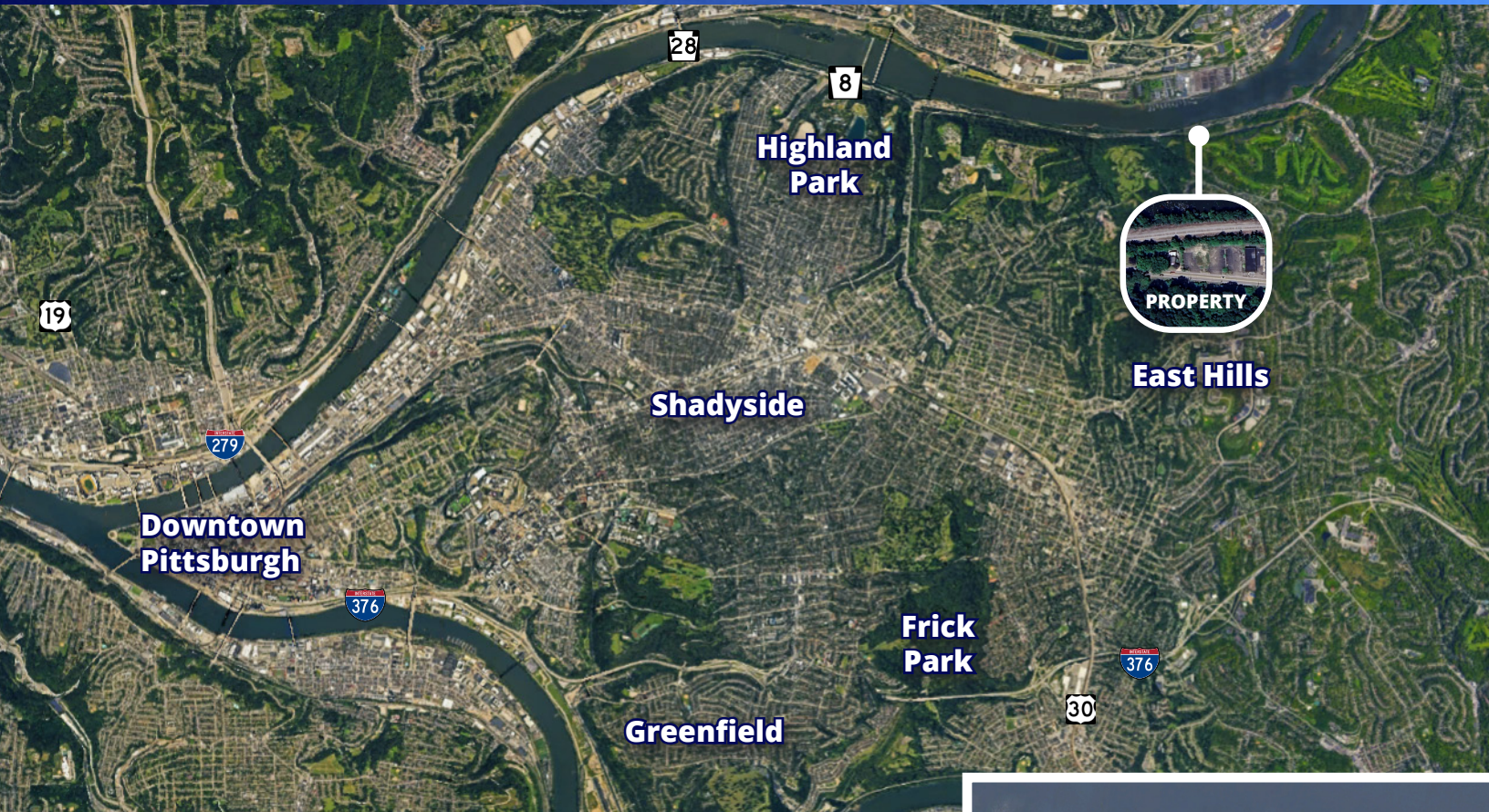
Diron Duah

Associate | Pittsburgh
Industrial Brokerage
P: 412 235 9769
diron.duah@colliers.com

Cody Hunt

Associate | Pittsburgh
Industrial Brokerage
P: 412 515 8533
cody.hunt@colliers.com

VIEW INTERACTIVE MAP [HERE](#)



4608 - 4620 Allegheny River Blvd.
TRAVEL DISTANCES:



5-minutes
3 miles



8-minutes
5.4 miles



12-minutes
4.8 miles



15-minutes
5.4 miles



17-minutes
11.9 miles



21-minutes
13.8 miles



CONTACT



Colliers | Pittsburgh
525 William Penn Pl, Ste. 3510
Pittsburgh, PA 15219
P: 412 321 4200

Diron Duah
Associate | Pittsburgh
Industrial Brokerage
P: 412 235 9769
diron.duah@colliers.com

Cody Hunt
Associate | Pittsburgh
Industrial Brokerage
P: 412 515 8533
cody.hunt@colliers.com

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