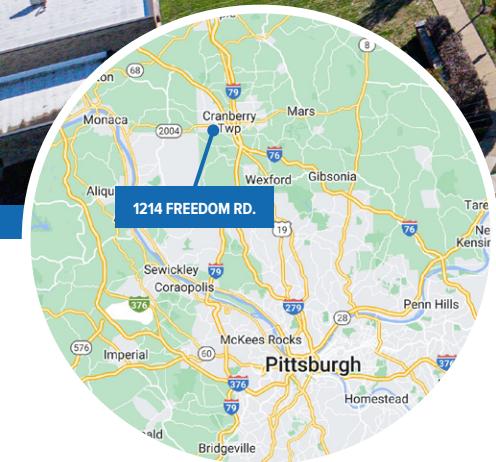


1214 FREEDOM ROAD

CRANBERRY TOWNSHIP, PA 16066

**32,799 SF
AVAILABLE**

**LIGHT INDUSTRIAL
SHOWROOM
WAREHOUSE SPACE**



FOR MORE INFORMATION:

RICH GASPERINI
rgasperini@genforrealestate.com
D 412.564.0752 | C 412.651.6888

MATEO VILLA
mvilla@genforrealestate.com
D 412.564.0754 | C 412.715.3454

Marketed By:

GENFOR
REAL ESTATE

Owned by:


**CHAPMAN
PROPERTIES**

19

79

76

1 Miles

1.5 Miles

1.5 Miles

1214 FREEDOM ROAD

CRANBERRY TOWNSHIP, PA 16066

SPECIFICATIONS

BUILDING & AVAILABLE SPACE

PROPERTY OVERVIEW

BUILDING SF	32,799 SF
FINISHED SPACE	9,720 SF comprised of: <ul style="list-style-type: none">• 1,800 SF Office• 1,760 SF Training area• 4,000 SF Showroom• 2,160 SF Will Call area
SITE ACREAGE	5.808 AC
CLEAR HEIGHT	21'4"
ELECTRIC	Heavy three phase power in place
LOADING	<ul style="list-style-type: none">• Two (2) dock doors equipped with high lift, dock bumpers and seals• One (1) 12' x 25' drive-in door
POWER	225 AMP, 480/277 V, 3 phase, 4 wire
SPRINKLERS	Ordinary Hazard Wet System
HVAC	Gas forced unit heaters. Fully conditioned office/showroom/will call areas
MUNICIPALITY	Cranberry Township
PARCEL ID	130-4F110-14C5B-0000 (in the Butler County Property Records)
ZONING	SP-1, Cranberry Township
OUTDOOR STORAGE	0.75 acre paved and secured lot



RARE OUTDOOR STORAGE OPPORTUNITY IN THORN HILL INDUSTRIAL PARK

PROPERTY HIGHLIGHTS

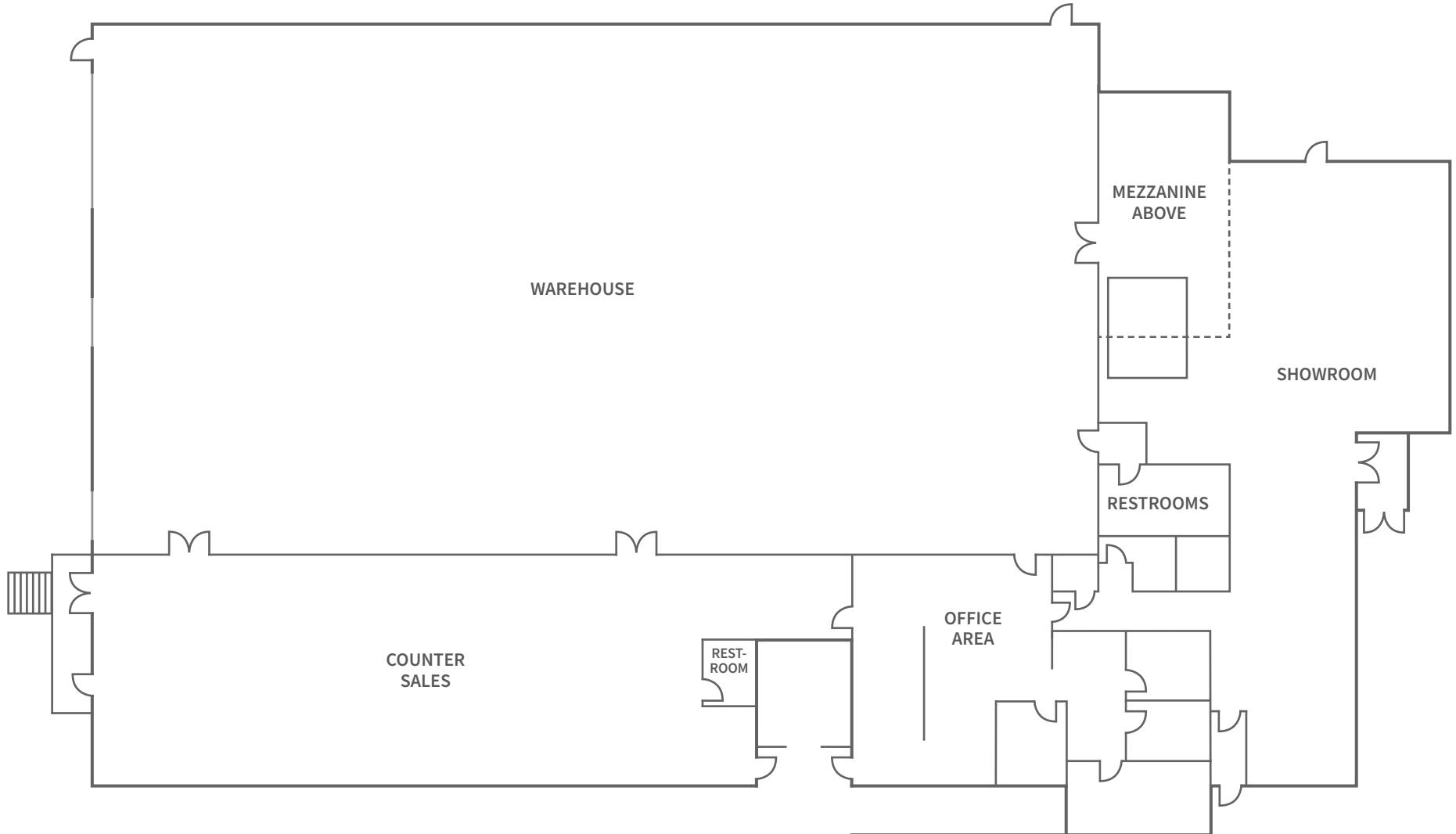
- Quality Light Industrial / Showroom / Distribution Space
- Premier Cranberry and Thorn Hill Industrial Park location with excellent Interstate Access
- Freestanding building with outdoor storage
- Location and finishes ideal for showroom/warehouse uses

1214 FREEDOM ROAD

CRANBERRY TOWNSHIP, PA 16066

FLOOR PLAN

INDUSTRIAL SPACE
AVAILABLE

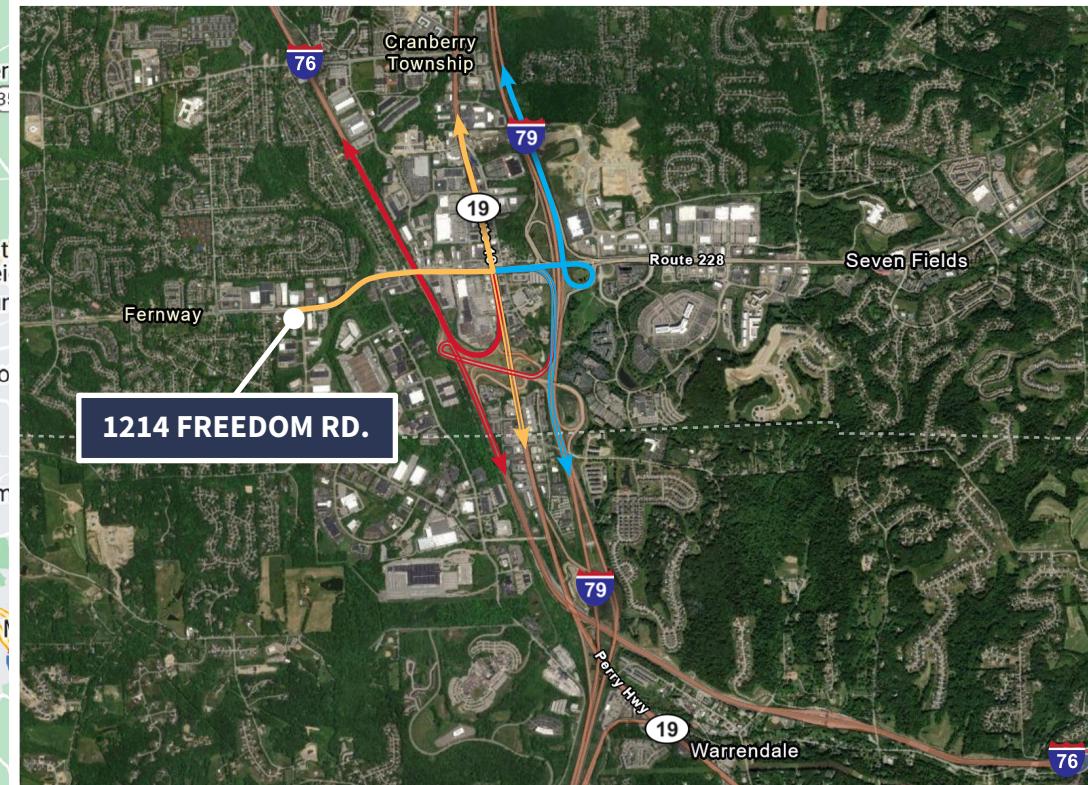
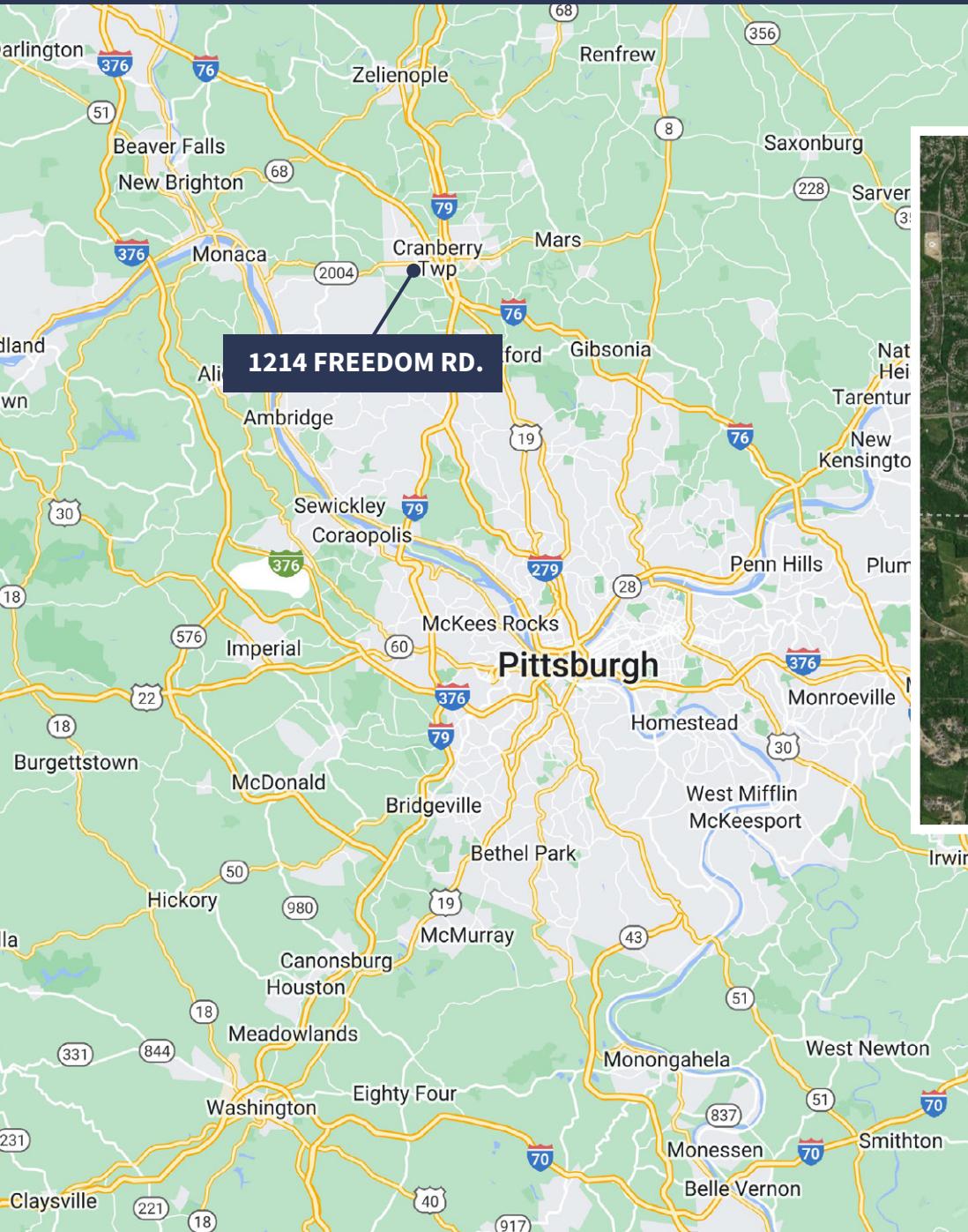


1214 FREEDOM ROAD

CRANBERRY TOWNSHIP, PA 16066

LOCATION

STRATEGIC
INDUSTRIAL &
LOGISTICS LOCATION



KEY HIGHWAY DISTANCES

- 1 mile to Route 19
- 1.5 miles to I-79
- 1.5 miles to PA Turnpike I-76

1214 FREEDOM ROAD

CRANBERRY TOWNSHIP, PA 16066



Please contact the marketing team for more information:

RICH GASPERINI
rgasperini@genforrealestate.com
D 412.564.0752 | C 412.651.6888

CONNOR JANGRO
cjangro@genforrealestate.com
D 412.564.0776 | C 412.805.7064

MATEO VILLA
mvilla@genforrealestate.com
D 412.564.0754 | C 412.715.3454

GENFOR REAL ESTATE
One Altoona Place, Suite 2A
Pittsburgh, PA 15228
Office: 412.564.0750
www.genforrealestate.com

Marketed By:

GENFOR
REAL ESTATE

Owned by:


**CHAPMAN
PROPERTIES**

All information contained herein has been obtained from sources deemed reliable and Genfor, LLC does not doubt its accuracy; however, Genfor, LLC makes no guarantee, representation or warranty of any kind or nature, either express or limited, with respect to the accuracy or completeness of all or any portion of the information contained herein. Terms of availability of this property are subject to change and this property may be withdrawn without notice.