



**250,000 SF & 22 AC
AVAILABLE**

Available

Beaver Valley Industrial Park

jll.com

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Monaca, PA 15061

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SITE PLAN



SPACE DIMENSIONS			
Space	Length	Width	Total SF
Misc. Storage 1	330'	65'	21,450
2	300'	200'	60,000
3	250'	260'	65,000
4	176'	100'	27,600
5	276'	142'	39,192
6	183.5'	66'	12,111
7	212'	75'	15,900
8	216'	108'	23,328
9	77'	104'	8,008
			(21,450)
TOTAL			251,139

PROPERTY SPECIFICATIONS

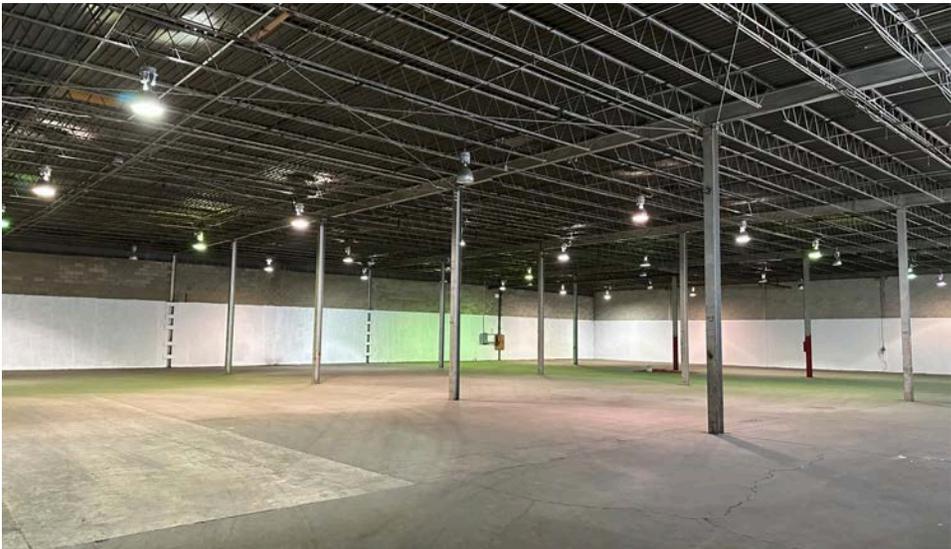
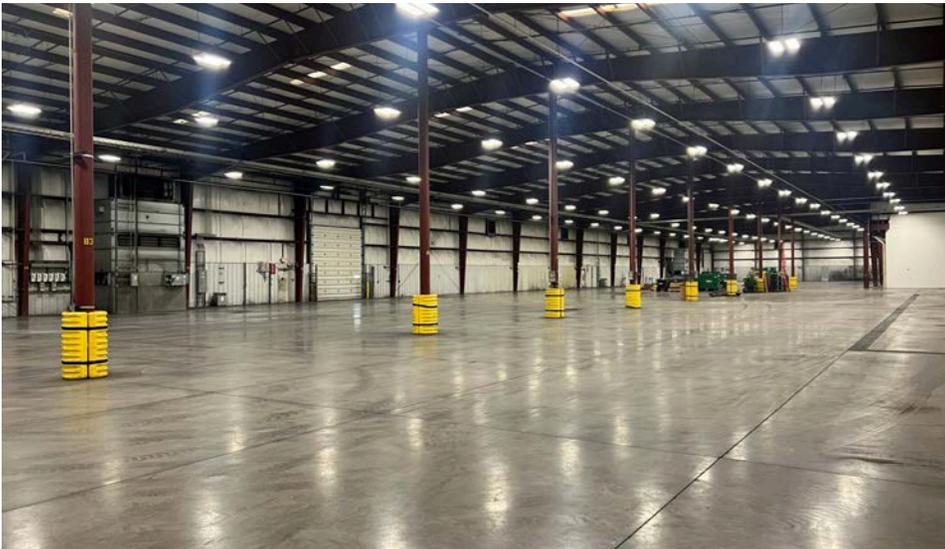
Building Area	270,000 SF
Available Space	250,000 SF
Acreage	22.0 AC
Zoning	RBD - Riverfront Business Park District
Clear Height	Spaces 4, 5, 6: 22' - 27' Spaces 1, 2, 3, 7, 8: 16' - 22'
Docks	7 (8' x 8')
Drive in Doors	10 (16' x 16' and 14' x 12')
Cranes	2 (5T)
Electric	3 Phase: 480 /240/ 110V
Sprinkler System	Ordinary Hazard - Zones of wet and dry systems
Parking Spaces	Ample
Exterior Storage	Ample

HIGHLIGHTS

- Manufacturing, warehouse & general industrial applications
- Significant exterior storage potential
- Sub-dividable in various increments
- Proven business location
- Easy access to Routes 51, 65 & I-376



PHOTOS



KEY DISTANCES

3.43 miles (10 min) to I-376

9.1 miles (15 min) to I-79

11.0 miles (20 min) to Cranberry, PA

11.3 miles (20 min) to I-279

19 miles (24 min) to PIT Airport

25 miles (52 min) to Pittsburgh, PA

79 miles (1 hr 20 min) to Wheeling, WV





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