

# INDUSTRIAL WAREHOUSE FOR SALE

354 COMMERCE AVE | SHENANGO INDUSTRIAL PARK



## PROPERTY HIGHLIGHTS

- 7,500 SF light industrial building on 4.21 acres
- 5,000 SF warehouse, plus mezzanine
- 2,500 SF of office space:
  - 6 private offices
  - Conference room
  - Kitchenette
- Located in Shenango Industrial Park directly off of US Route 422
- Key tenants in park include: Almega Plastics, Ferguson Perforating, Superior Forge & Steel, DS Smith, and Gardner Steel Corporation
- Pylon signage available at park entrance (corner of Commerce Ave and Frew Mill Rd)
- **Price Reduction: \$599,000 \$525,000**

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

# INDUSTRIAL WAREHOUSE FOR SALE

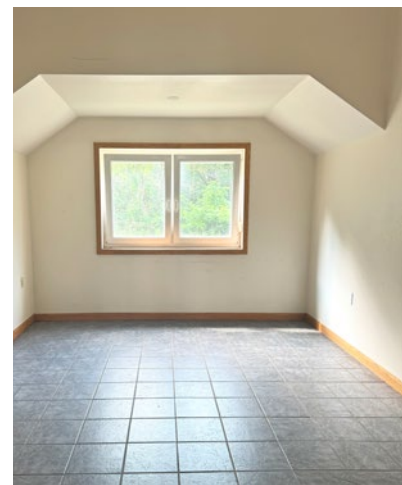
354 COMMERCE AVE | SHENANGO INDUSTRIAL PARK



## BUILDING SPECS

Building Construction	Structural steel with metal roof
Building Size	7,500 SF (125' x 60')
Clear Height	18' 5" at peak; 15' 7" wall height
Grade-Level Doors	2 (14') drive-in/drive-through
Dock Doors	1
HVAC	Insulated warehouse with radiant heat; full HVAC in office
Lighting	LED
Power	3-Phase/480V, 2 transformers
Utilities	Gas, Electric, Public Sewer/Water
Car Parking	8+ spaces
Other Features	<ul style="list-style-type: none"><li>• Truck court</li><li>• Trailer parking</li></ul>

## INCLUDES 2,500 SF OFFICE



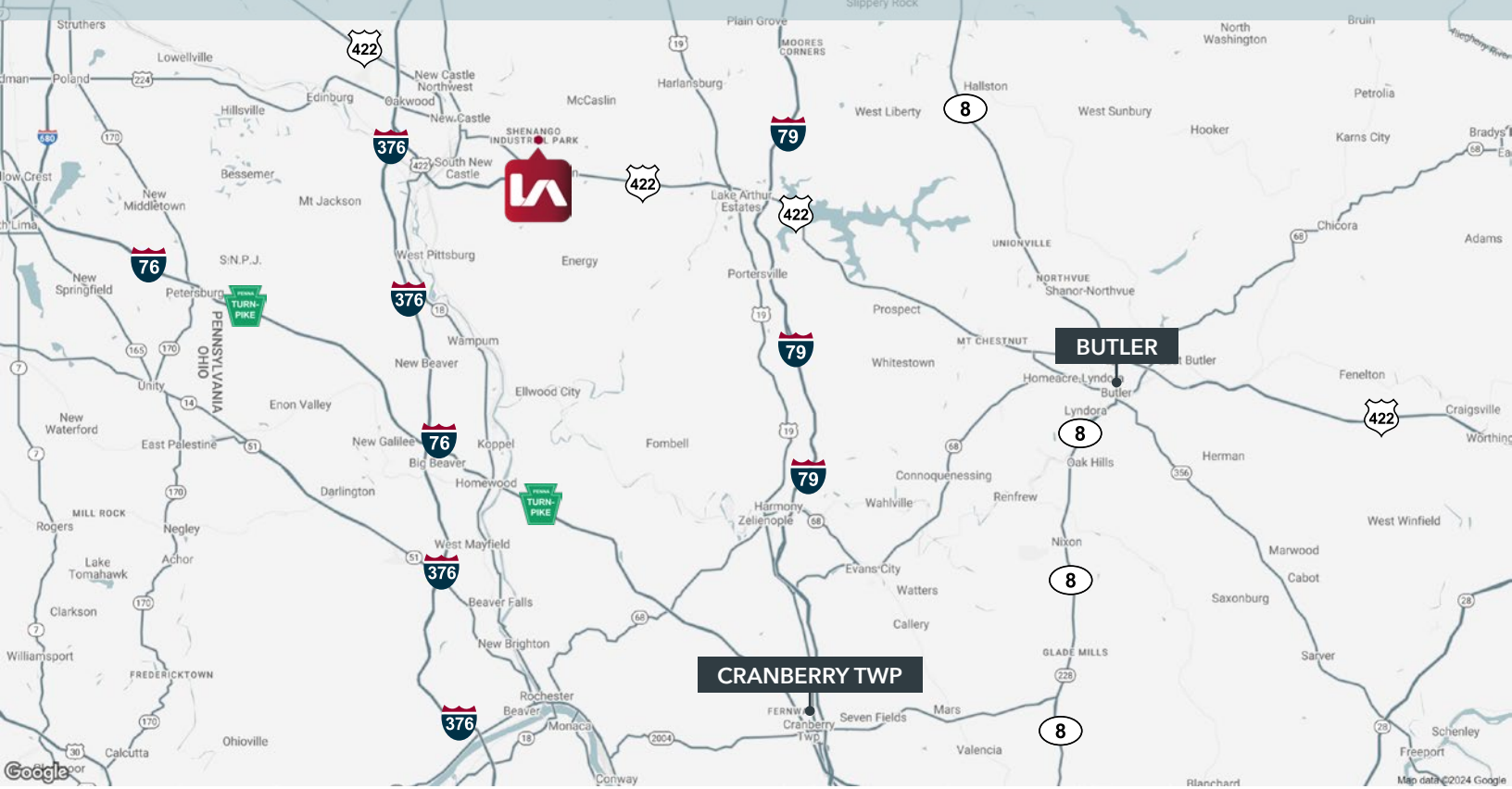
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# Located 1.3 miles/3 minutes from US-422/Business Route 422



## LOCATION HIGHLIGHTS

### DRIVING DISTANCES

US-422/BUS 422 Interchange	1.3 miles (±3 minutes)
I-376	7.5 miles (±9 minutes)
Butler, PA	26.5 miles (±41 minutes)
Cranberry Twp, PA	31.3 miles (±36 minutes)
Downtown Pittsburgh	50.4 miles (±49 minutes)



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