

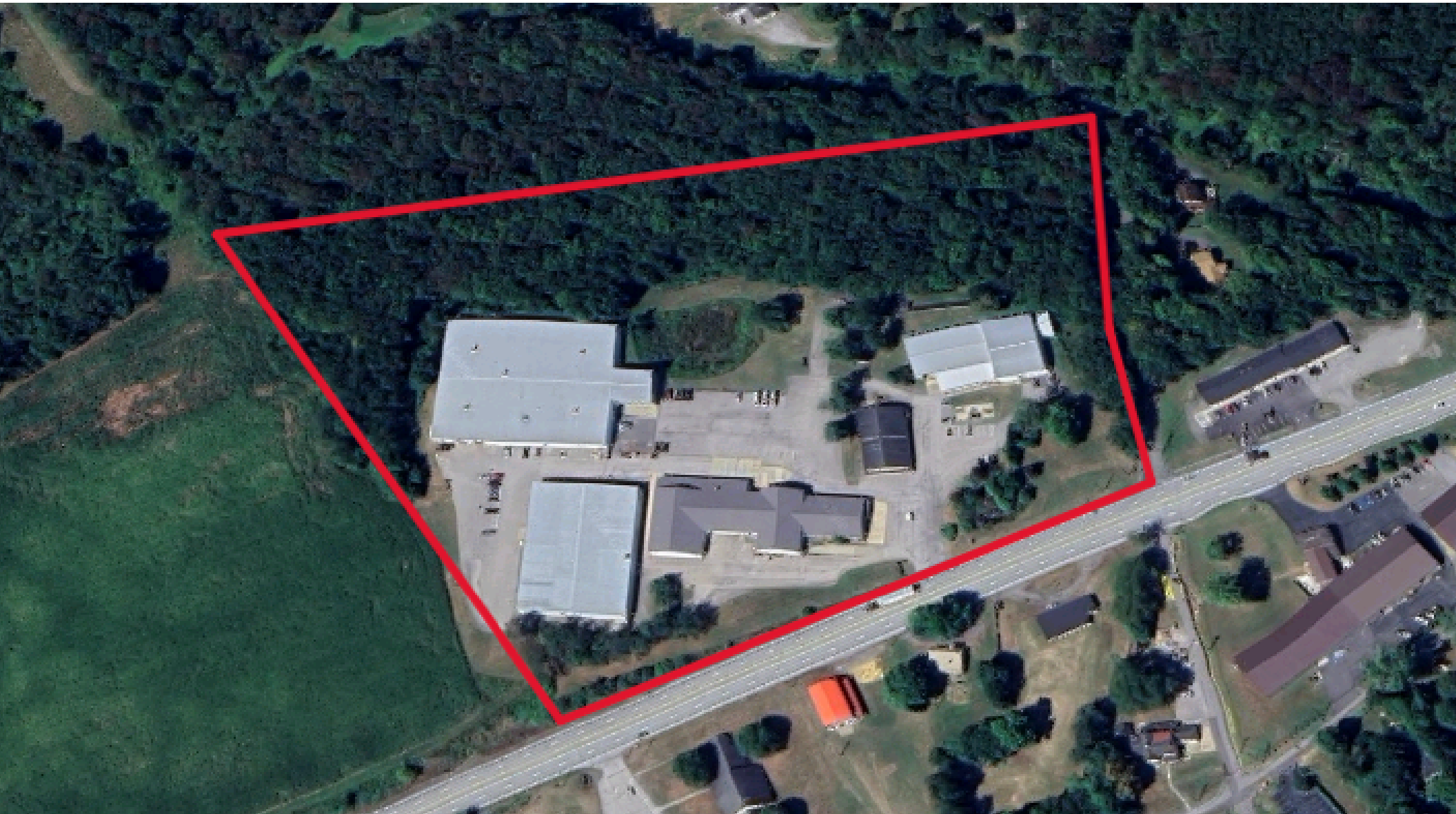


Available For Lease
912 Pittsburgh Rd
Butler, PA 16002



PROPERTY SUMMARY & PARCEL OUTLINE

912 Pittsburgh Rd in Butler, PA offers ±73,973 SF across three industrial buildings on 21.10 acres, providing a flexible layout for warehouse, distribution, or light manufacturing users. Building 1 (25,171 SF) features 14'–18' clear heights, two drive-ins, one dock, and dual power; Building 3 (18,571 SF) includes an 18' clear height and one drive-in; Building 4 (30,231 SF) offers 16'–20' clear heights, two drive-ins, and strong power. Regional Scale Commercial zoning and excess acreage support outdoor storage, fleet parking, or expansion. Located along Route 8 with quick access to US-422 and I-79, the property provides efficient connectivity to Pittsburgh and key Northeast/Midwest distribution corridors.



Property Details & Specifications

Address: 912 Pittsburgh Rd Butler, PA 16002

Type: Industrial Warehouse

Total SF: 18,571-73,973

Acreage: 21.10

Dock Doors: 1

Drive In Doors: 5

Clear Height: 14'-20'

Year Built/Renovated: 1980/2008







PRIME INDUSTRIAL LOCATION - (BUTLER, PA)

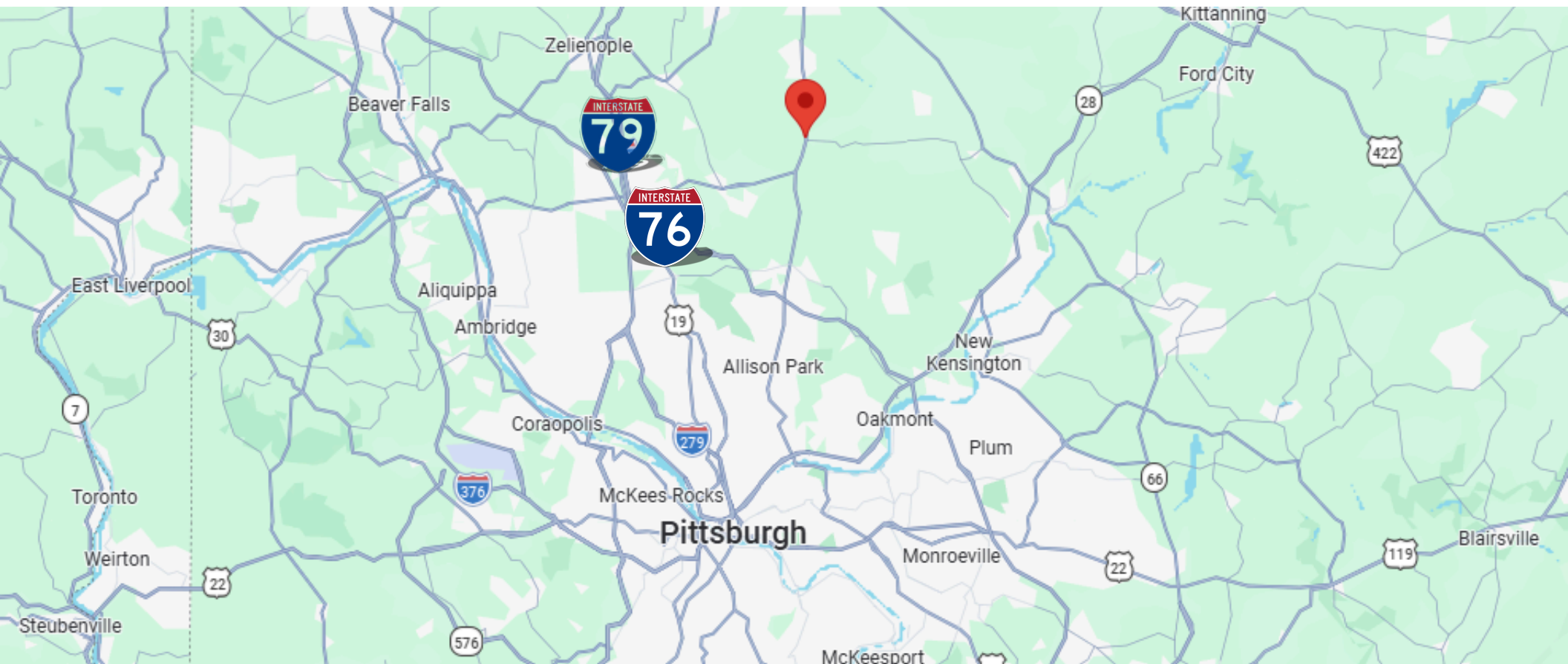
Butler is a strategic industrial market just 35 miles north of Pittsburgh, offering lower costs with access to a major metro. The area benefits from strong connectivity via Interstate 79, U.S. Route 422, and U.S. Route 8, supporting efficient regional distribution. With available land, flexible zoning, and a skilled workforce, Butler is an attractive option for industrial users seeking scalability and access to key Northeast and Midwest markets.

LOCATION KEY DISTANCES

Downtown Pittsburgh - 23.2 Miles

I-79 - 11 Miles

I-76 - 8.8 Miles





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