

FOR SALE

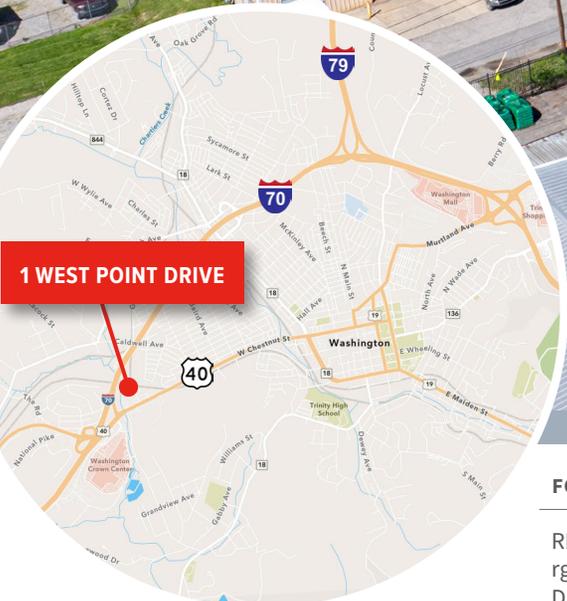
# 1 WEST POINT DRIVE

WASHINGTON, PA 15301 | CANTON TOWNSHIP

34,228 SF LIGHT INDUSTRIAL TOTAL SPACE  
2.72 ACRE TOTAL SITE

Excellent Access to I-70 and I-79

ENTIRE SITE IS AVAILABLE FOR PURCHASE  
OR PARCELS CAN BE SOLD SEPARATELY



Immediate



0.5 Mile



3 Miles

**FOR MORE INFORMATION:**

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## PROPERTY OUTLINE

34,228 SF LIGHT INDUSTRIAL SPACE  
2.72 ACRE SITE



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PROPERTY DEMISED



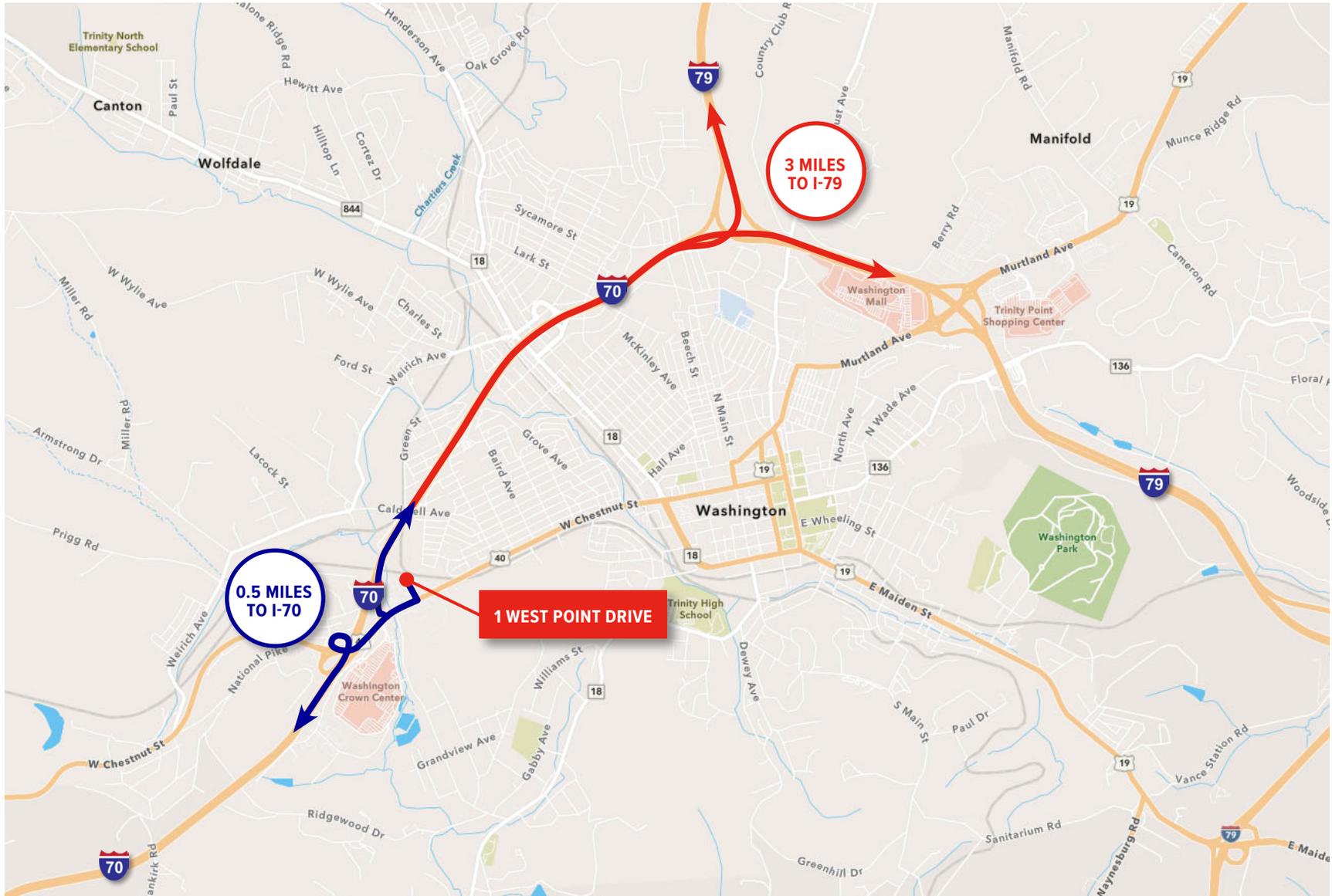
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LOCAL MAP

EXCELLENT ACCESS TO I-70 AND I-79



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## BUILDING SPECS

### BUILDING 1

### BUILDING 1 SPECS

BUILDING SIZE	9,237 SF
WAREHOUSE SF	3,611 SF
OFFICE SF	First Floor: 3,549 SF Second Floor: 2,077 SF (overlooks warehouse below)
OFFICE SPACE	Mix of private offices and open areas; conference rooms; kitchenette; reception area; restrooms
OVERHEAD DOORS	One (1) 12' x 12' drive-in door
CEILING HEIGHT	18'
COLUMN SPACING	Free span - no columns
HVAC	AC in the office and gas fired radiant heat in the warehouse/shop
LIGHTING	Fluorescent
EXTERIOR WALLS	Steel
ROOF	Rubber Membrane



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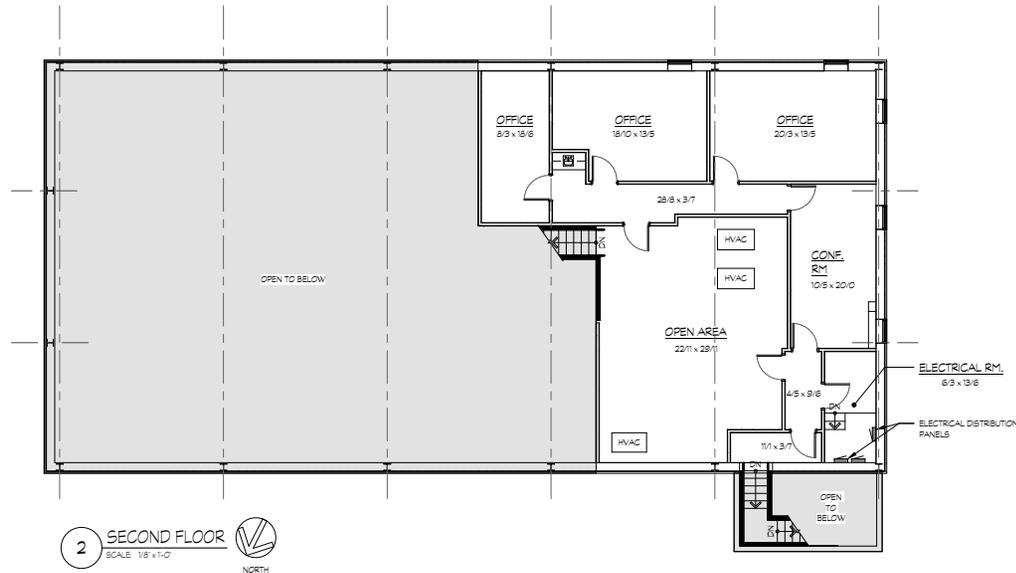
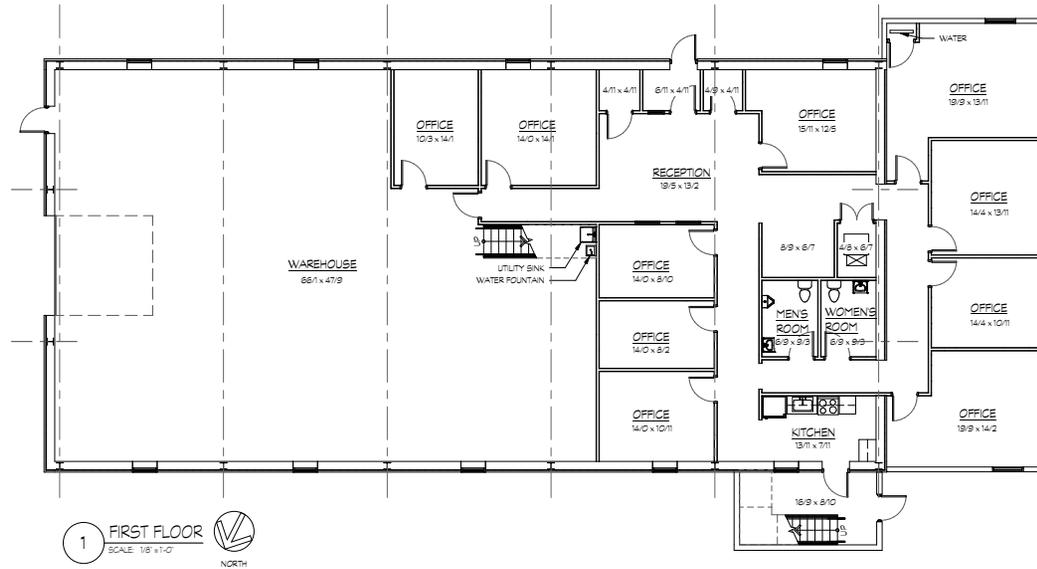
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## FLOOR PLAN

### BUILDING 1

### BUILDING 1



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## BUILDING SPECS

### BUILDING 2

### BUILDING 2 SPECS

BUILDING SIZE	4,767 SF
WAREHOUSE SF	3,611 SF
MEZZANINE	660 SF (storage area)
OFFICE SPACE	Two (2) small offices and restroom area below the mezzanine
OVERHEAD DOORS	One (1) 16' wide x 14' high drive-in door One (1) 16' wide x 9'6" high drive-in door
CEILING HEIGHT	18'
COLUMN SPACING	Free span - no columns
HVAC	AC in the office and gas fired radiant heat in the warehouse/shop
LIGHTING	Fluorescent
EXTERIOR WALLS	Steel
ROOF	Rubber Membrane



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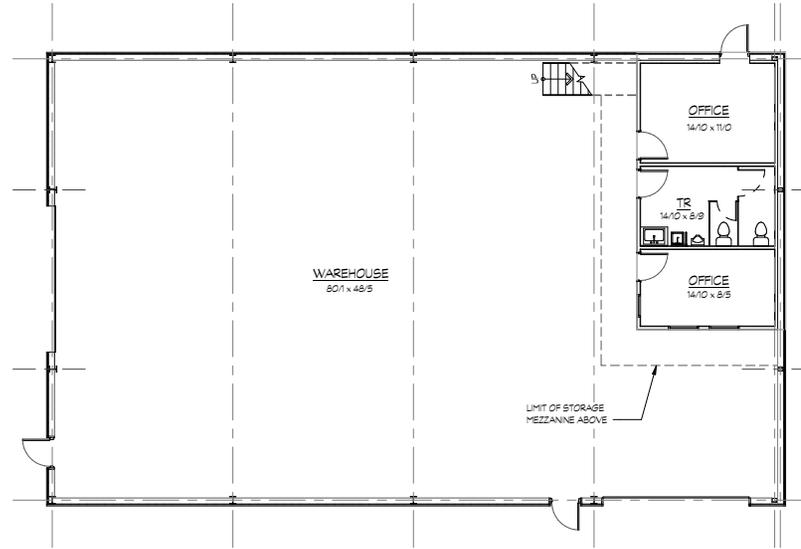
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FLOOR PLAN

BUILDING 2

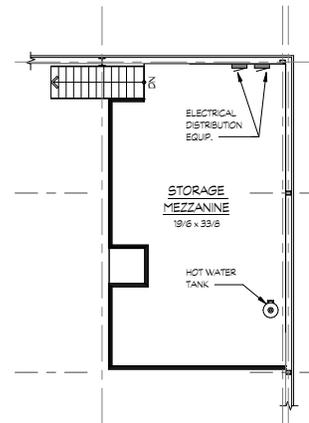
## BUILDING 2



1 FLOOR PLAN  
SCALE: 1/8" = 1'-0"



NORTH



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## BUILDING SPECS

### BUILDING 3

#### BUILDING 3 SPECS

BUILDING SIZE	6,078 SF (all warehouse space)
OVERHEAD DOORS	Two (2) 14' x 14' drive-in doors One (1) 14' x 14' door at dock height (restricted access)
CEILING HEIGHT	18'
COLUMN SPACING	Free span - no columns
HVAC	Gas fired radiant heat
LIGHTING	Fluorescent
EXTERIOR WALLS	Steel
ROOF	Metal



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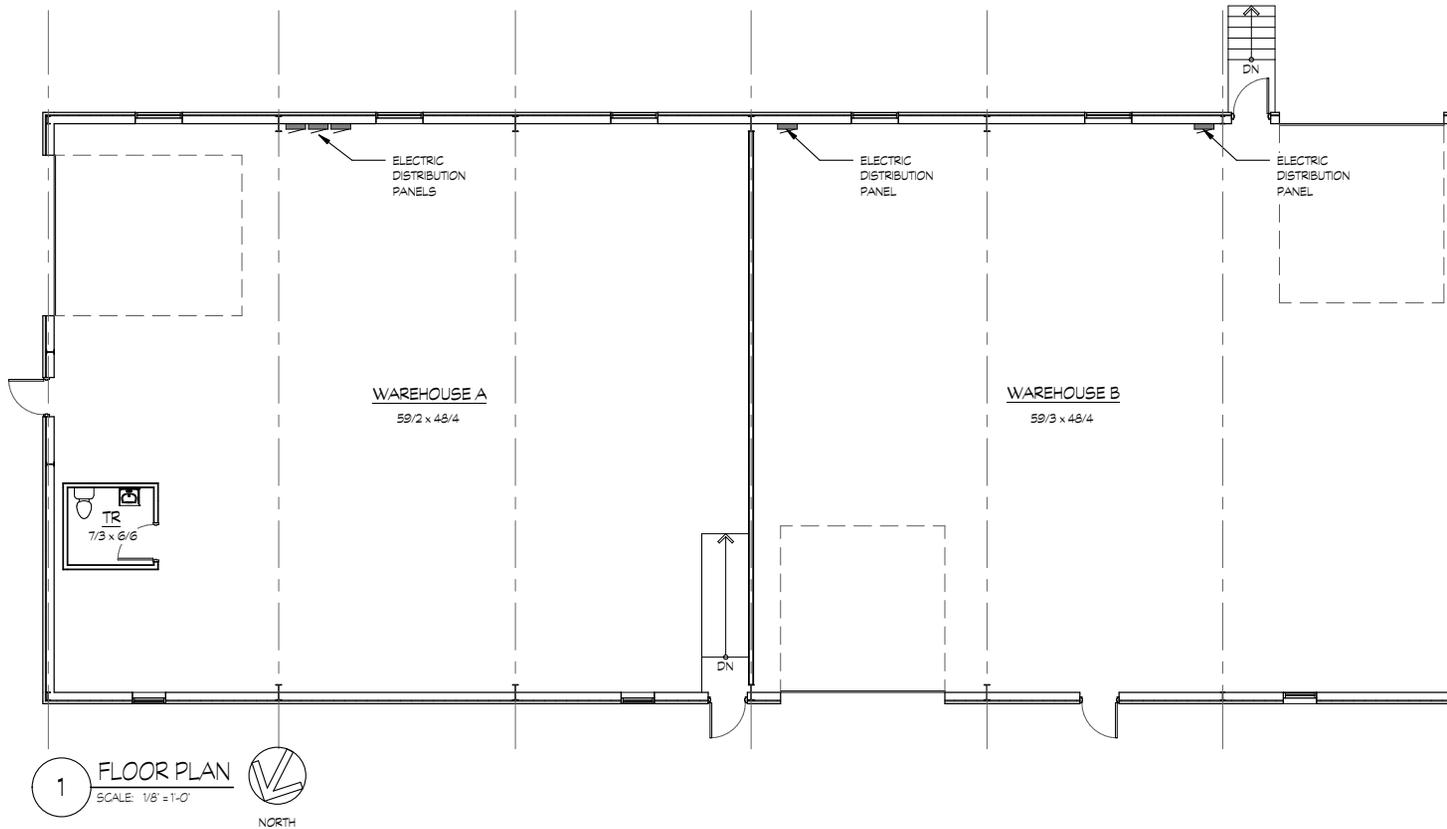
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FLOOR PLAN

BUILDING 3

## BUILDING 3



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## BUILDING SPECS

### BUILDING 4

### BUILDING 4 SPECS

BUILDING SIZE	14,146 SF
WAREHOUSE SF	10,646 SF
OFFICE SF	1,627 SF
MEZZANINE	Mezz A - 1,189 SF   Mezz B - 702 SF (storage areas)
OFFICE SPACE	Mix of private offices and open areas; conference rooms; restrooms
OVERHEAD DOORS	Two (2) 14' x 14' drive-in doors
CEILING HEIGHT	15' - 20'6" Clear
COLUMN SPACING	Two (2) 60' wide clear span bays
HVAC	AC in the office and gas fired radiant heat in the warehouse
LIGHTING	Fluorescent
EXTERIOR WALLS	Steel
ROOF	Metal



EXTERIOR



WAREHOUSE



OFFICE



WAREHOUSE

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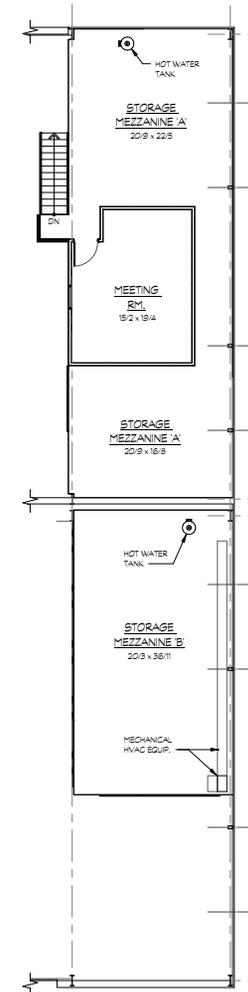
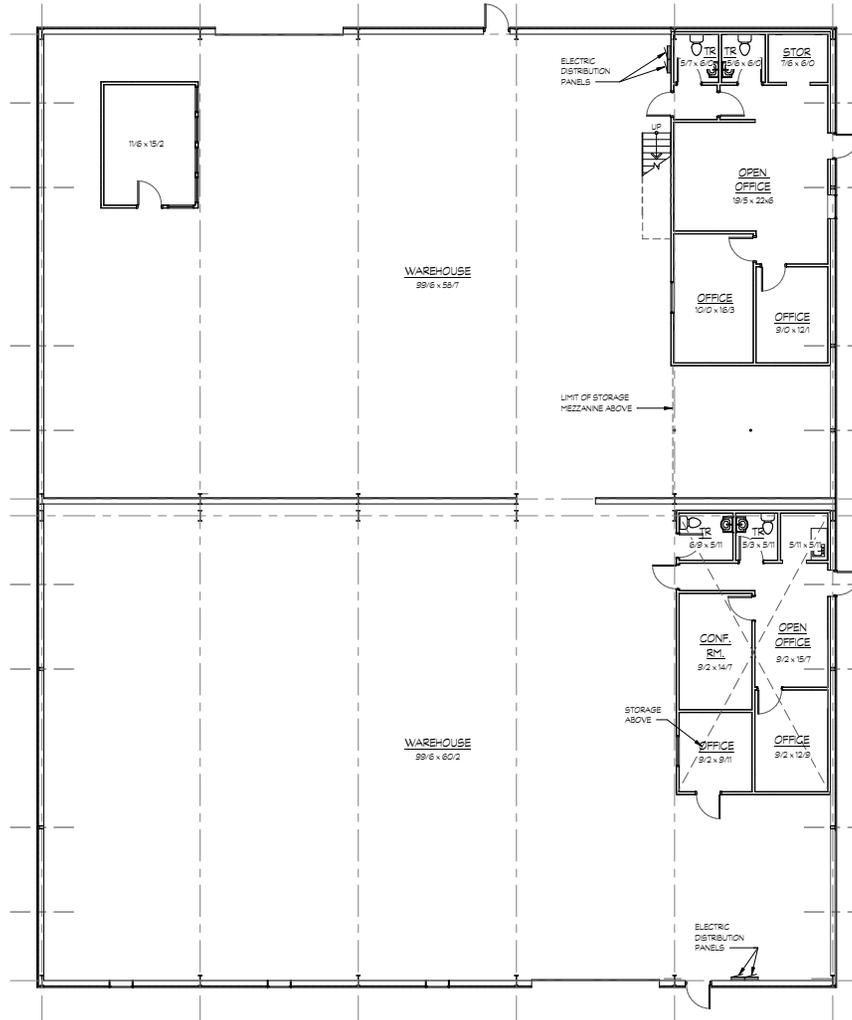
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## FLOOR PLAN

### BUILDING 4

### BUILDING 4



1 FLOOR PLAN  
SCALE: 1/8" = 1'-0"  
NORTH

2 MEZZANINE LEVEL  
SCALE: 1/8" = 1'-0"  
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