

WAREHOUSE BUILDING FOR SALE

997 SHEROSKY WAY, SPRINGDALE, PA



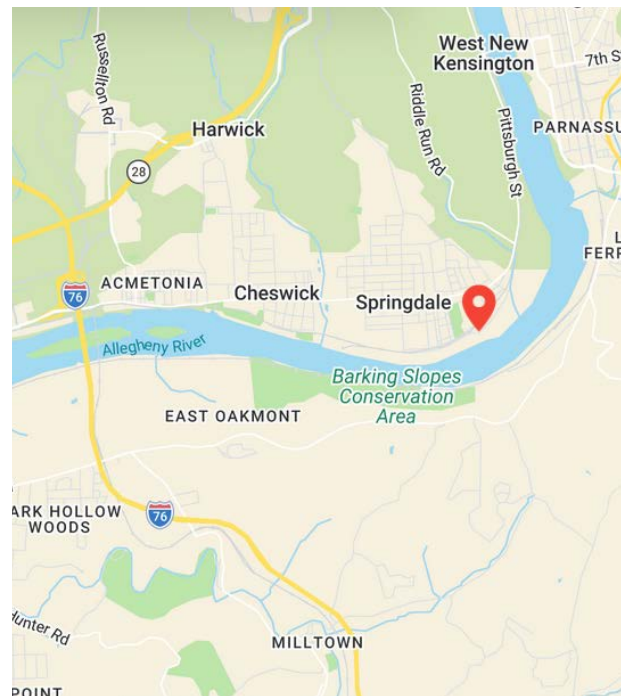
ASKING PRICE: \$6,100,000



[CLICK HERE FOR PROPERTY VIDEO](#)

PROPERTY FEATURES:

- **68,000± SF Industrial Building For Sale**
63,600± SF Warehouse with 4,400± SF Office on 2.4 acres
- **Asking Price: \$6,100,000**
- [Click here for Virtual Tour](#)
- Three (3) Docks External (One Door)
One (1) Drive-In Door
- Clear Heights 18'7"-20'8" (Shop Area)
24'-24'6" (Warehouse Area)
- All Utilities & new roof
- Fully Sprinklered (Wet Ordinary Hazard)
- 800 Amp 3 Phase
- 3 miles to I-76 PA Turnpike & 4 miles to Rt. 28
- Multiple offices/Conference Room/Break Room



CONTACT:

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412 261 2200

HANNA COMMERCIAL REAL ESTATE

11 STANWIX ST., SUITE 1024

PITTSBURGH, PA 15222

HANNACRE.COM

All information furnished regarding property for sale, rental or financing is from sources deemed reliable. No representation is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental, or other conditions, prior sale lease, financing or withdrawal without notice. Hanna Commercial Real Estate will make no representation, and assume no obligation, regarding the presence or absence of toxic or hazardous waste or substances or other undesirable material on or about the property.

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Asking Price	\$6,100,000
Parcel Number	0733-B-00325
Zoning	Industrial
Building Area	68,000 SF Total 63,600 SF Warehouse 4,400 SF Office
Lot Size	2.4 acres
Electric	800 Amp 3 Phase
Ceiling Heights	Clear Heights 18'7"-20'8" (Shop Area) 24'-24'6" Warehouse Area
Dock Doors	Three (3) External (One Door)
Drive in Doors	One (1) drive-in door
Sprinklers	Fully Sprinklered (Wet Ordinary Hazard)

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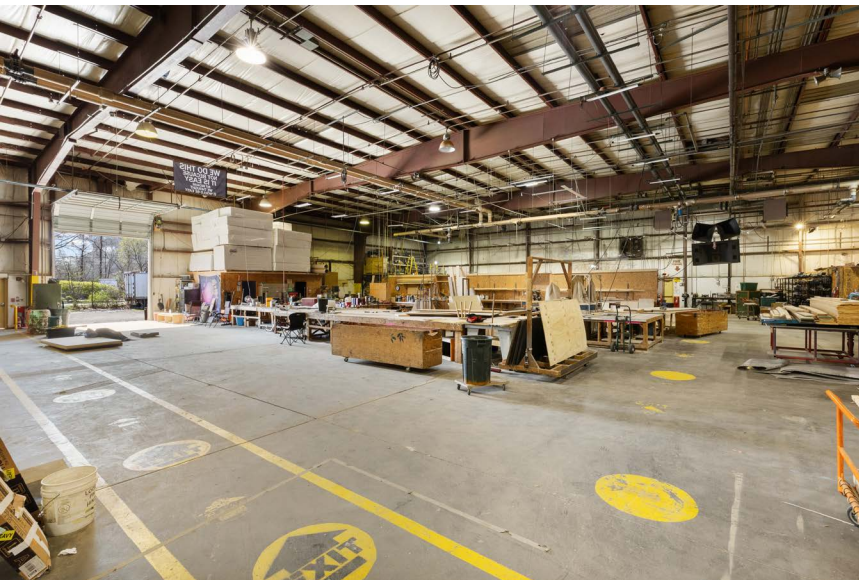
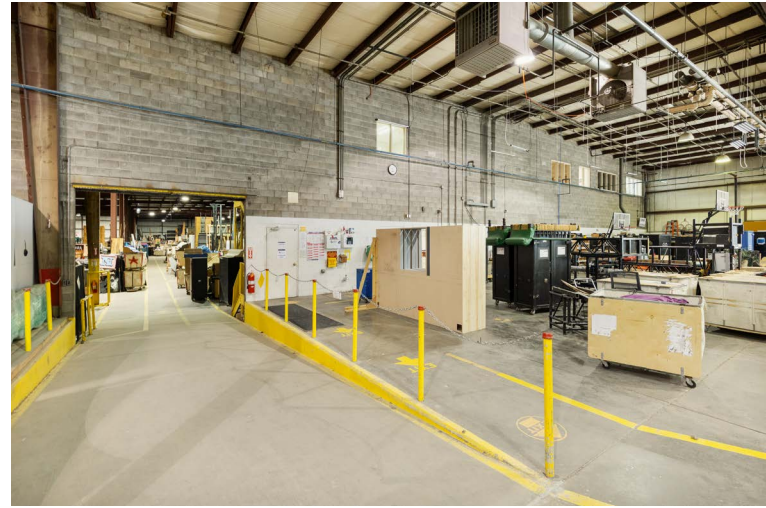
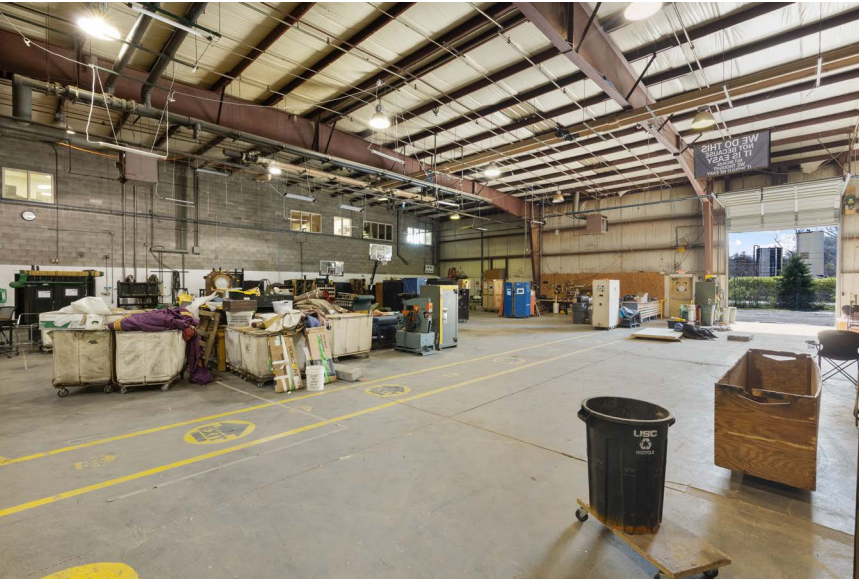
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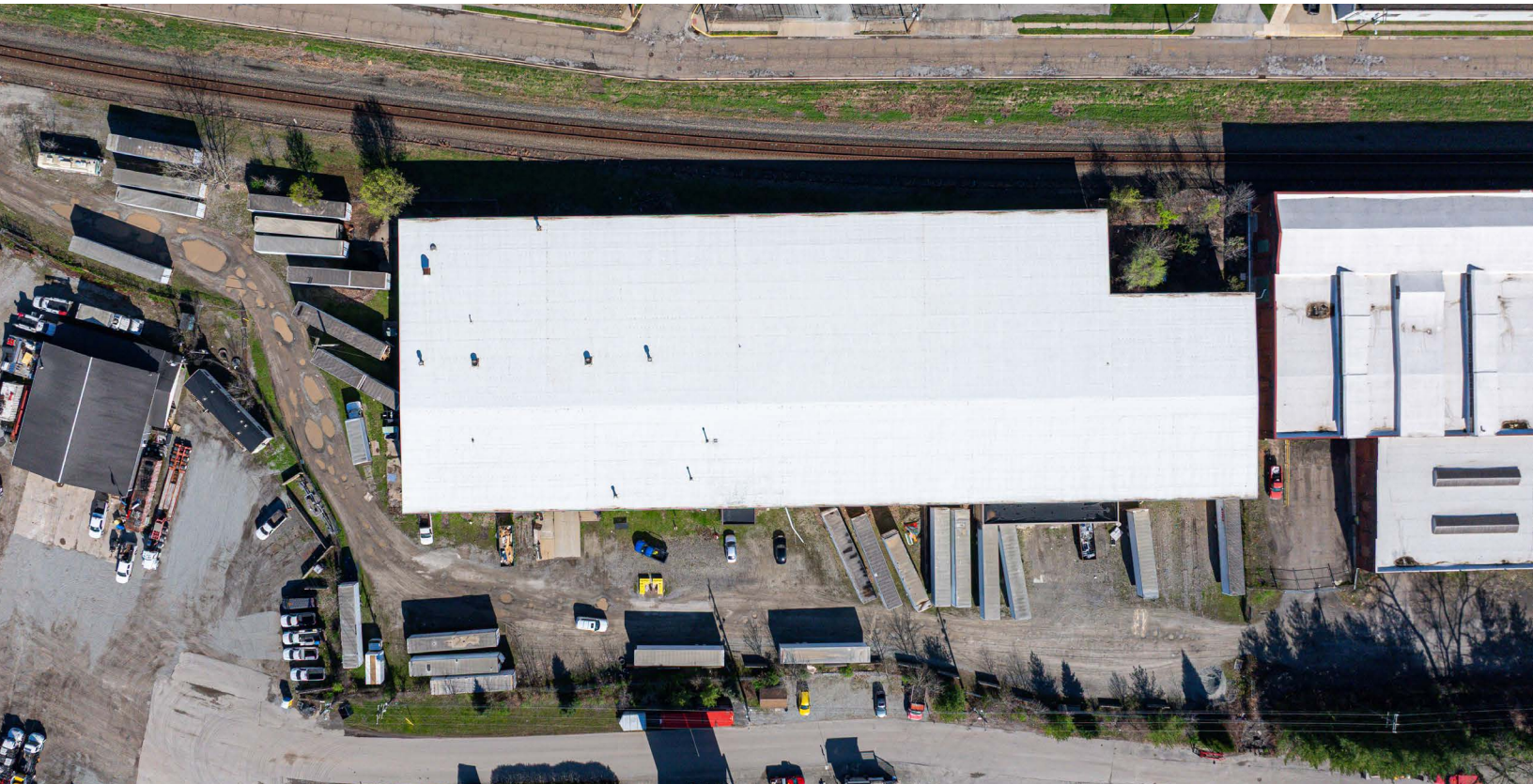
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