



For Sale - \$875,000 (\$25.00/sf)

- **34,935 SF Office/Lab/Warehouse**
- **1.24 Acre Site**
- **Owner/User or Investment**
- **Secured Fenced Lot**
- **13' to 19' Clear Height**
- **Access: Dock (4) Drive In (5)**

700 5th Avenue

New Brighton, PA 15066

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Site Description

Site Characteristics

Location:	700 5 th avenue
Gross Land Area:	1.24 Acres
Usable Land Area:	100%
Shape:	Rectangular
Topography:	Level
Grade:	At street grade
Utilities:	All customary public utilities are available

Zoning Designation

Zoning Jurisdiction:	New Brighton
Zoning Classification:	C-2, General Commercial District
Permitted Uses:	Offices, business services, equipment sales, parking lot, financial institutions, food, beverage and confectionary production, distribution and sales, professional and personal services, recreations, printing and binding and medical marijuana dispensary.
Zoning Comments:	A light industrial use is a conditional use.



Improvement Description

Improvements Characteristics

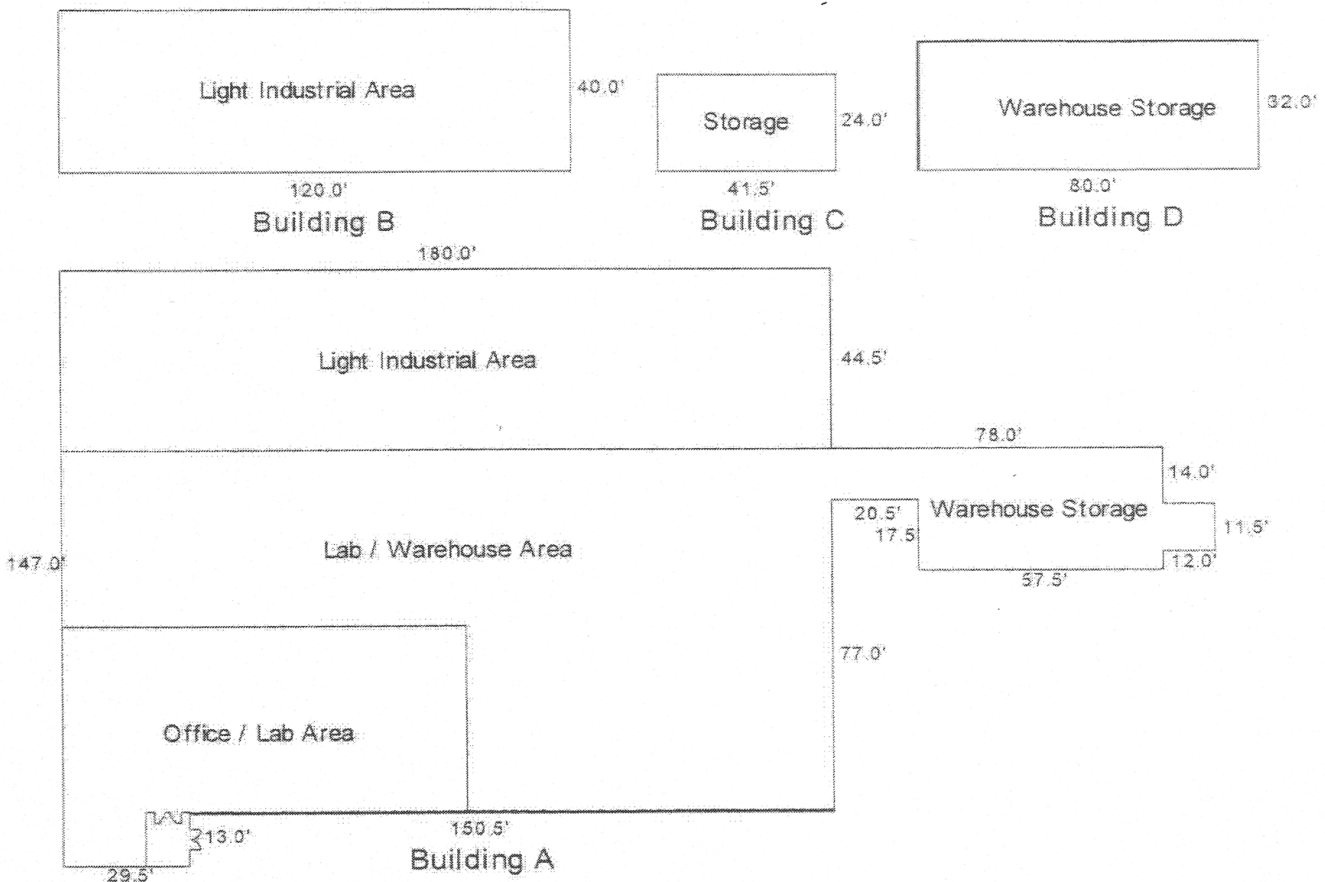
Property Type: Industrial
Property Subtype: Office, Warehouse
Tenancy: Multi-Tenant
Number of Buildings: Four
Number of Stories: One
Construction Class: C – Masonry and S – Steel Frame
Gross Building Area: 34,935 SF
Net Rentable Area: 34,935 SF
Office/Showroom Area: 6,560 SF or 18.8% of GBA

Building A: 26,560 SF
Office, laboratory, light industrial and warehouse building

Building B: 4,840 SF
Light Industrial Building

Building C: 975 SF
Metal Garage

Building D: 2,560 SF
Warehouse Building



Building A – 26,560 SF Office, Laboratory, Light Industrial and Warehouse

- Structure: One-story; mix of Class C, D, and S construction
- Frame & Exterior: Masonry, steel, and wood framing; walls of masonry, brick, and insulated metal panels
- Roof: Combination of flat (membrane cover) and gable (metal cover) sections
- Interior: Drywall, block, brick walls, with concrete, carpeted, and tile flooring; suspended ceiling in office/lab areas
- HVAC: Roof-mounted HVAC for office/lab areas, radiant heating in 1,640 SF lab space
- Amenities: Restrooms, private and open offices, conference room, break room, receptionist area
- Warehouse: Clear ceiling heights of 13-19'; multiple sections with varied finishes
- Doors: 2 drive-in doors, 3 dock doors
- Utilities: Functional HVAC and roofing systems; multiple electrical panels



Building B - 4,840 SF Light Industrial

- Structure: One-story, clear-span Class S building
- Frame & Exterior: Concrete floor; insulated metal panel walls and ceiling
- Roof: Gable-style metal roof supported by steel trusses
- Clear Ceiling Height: 15' (13.5' to crane rail)
- Doors: 2 drive-in doors (12'), 1 dock-height door
- Utilities: Gas-fired radiant heater; small office, lunchroom, restroom

Building C – 975 SF Metal Garage

- Use: Garage
 - Structure: Concrete floor; uninsulated metal panel walls and roof
 - Utilities: Electric service only
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Building D – 2,560 SF Warehouse Building

- Structure: Clear-span Class S building
- Frame & Exterior: Concrete floor; insulated metal panel walls and ceiling
- Roof: Gable-style metal roof with steel truss support
- Clear Ceiling Height: Estimated 15'
- Doors: 1 drive-in door
- Utilities: Electric service only

Location Overview

New Brighton, Pennsylvania, located in Beaver County within the Pittsburgh metropolitan area, is an ideal setting for industrial operations seeking strategic logistics. Positioned along the Ohio River, New Brighton provides immediate access to major transportation routes, including Interstate 376, Interstate 79, and the Pennsylvania Turnpike (I-76), which runs east-west across the state. This connectivity ensures seamless access to major markets across the Northeast and Midwest, enhancing its appeal to manufacturing, logistics, and distribution businesses.

Beaver County is a growing hub for industrial and commercial development, benefiting from a business-friendly environment and recent infrastructure investments, especially around the new Shell Cracker Plant in nearby Potter Township. This plant has become an anchor for the region, drawing in related industries and fueling demand for warehousing and distribution facilities. With I-76 and I-376 nearby, industrial tenants benefit from direct, rapid access to Pittsburgh, Cleveland, and beyond, positioning Beaver County as a cost-effective, high-potential location for businesses that rely on efficient, multi-modal transportation.

