

333 CRESTWOOD DRIVE

Mountain Top, PA 18707



FOR SALE OR LEASE



INDUSTRIAL



60,574± SF + EXPANSION



CLICK HERE FOR
**PROPERTY
VIDEO**

PROPERTY DESCRIPTION

60,574± SF Single tenant Industrial Building located within the Crestwood Industrial Park. Suitable for Warehouse Distribution or Manufacturing. Expansion ready Opportunity! Recently excavated for an additional 40,000 SF. Newly renovated interior in 2024. Ample car and trailer parking.

SALE PRICE / LEASE RATE:

PRICE UPON REQUEST

FOR MORE INFORMATION

David Weaver, SIOR

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Steve Cole, SIOR

☎ 570.578.8296

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NAI Mertz



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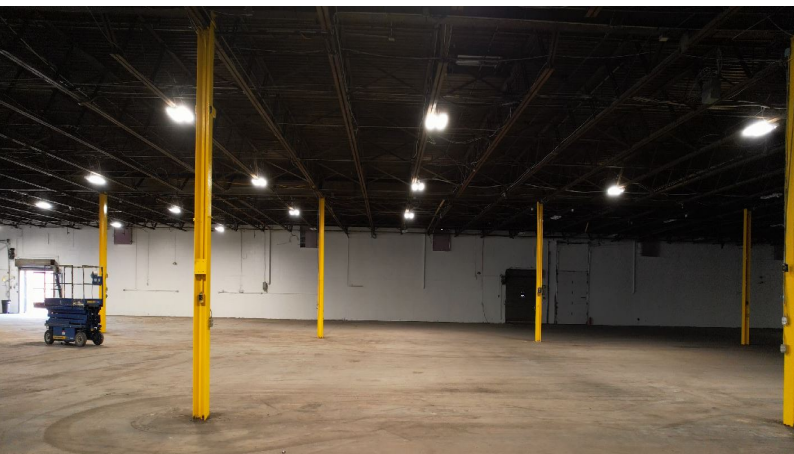
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PROPERTY HIGHLIGHTS

- 60,574± SF
- Opportunity for Expansion with Pad ready site up to 40,000± SF
- Situated on 13.82± acres
- Construction: Conventional Steel Frame with Masonry
- Ceiling Height: 17' Clear
- Column Spacing: 32' x 50'
- Floor: 5" reinforced concrete
- Loading:
 - 4 Tailgate Doors
 - 2 Drive-In Doors (1 new)
- Heat: Gas Fired Unit Heaters
- Lighting: New LED lights
- Power: 480 volt, 3 phase, 1,200 amp
- Sprinkler: Wet System
- Air Conditioning: None
- Restrooms (3) - 2 in Warehouse, 1 in Office area
- Miscellaneous: Ample Car & Trailer Parking
- Local Utilities to the site

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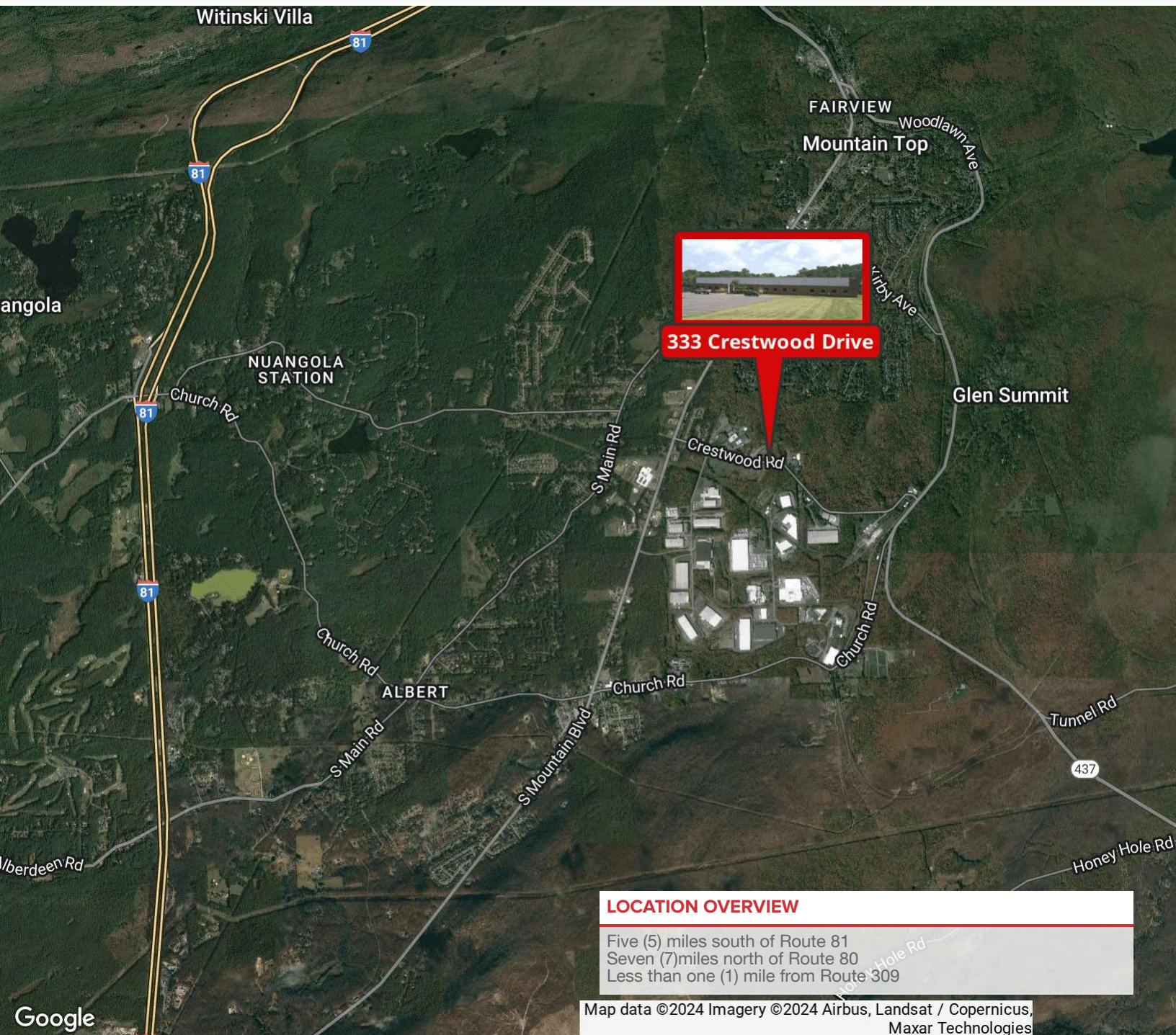
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LOCATION OVERVIEW

Five (5) miles south of Route 81
Seven (7) miles north of Route 80
Less than one (1) mile from Route 309

Map data ©2024 Imagery ©2024 Airbus, Landsat / Copernicus,
Maxar Technologies

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Crestwood Industrial Park Tenants

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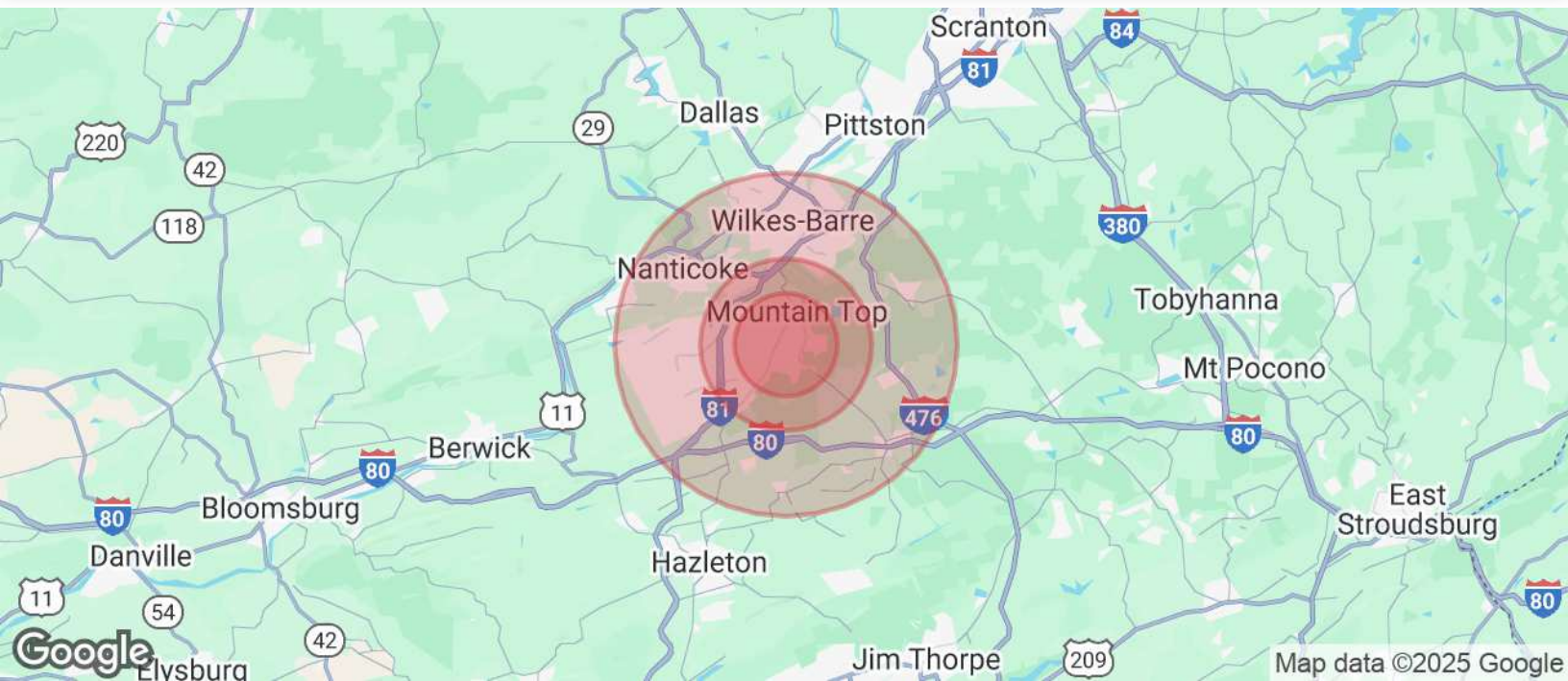
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POPULATION

	3 MILES	5 MILES	10 MILES
Total Population	10,064	19,383	150,680
Average Age	44.1	43.4	41.1
Average Age (Male)	42.8	42.9	39.6
Average Age (Female)	44.8	43.7	42.7

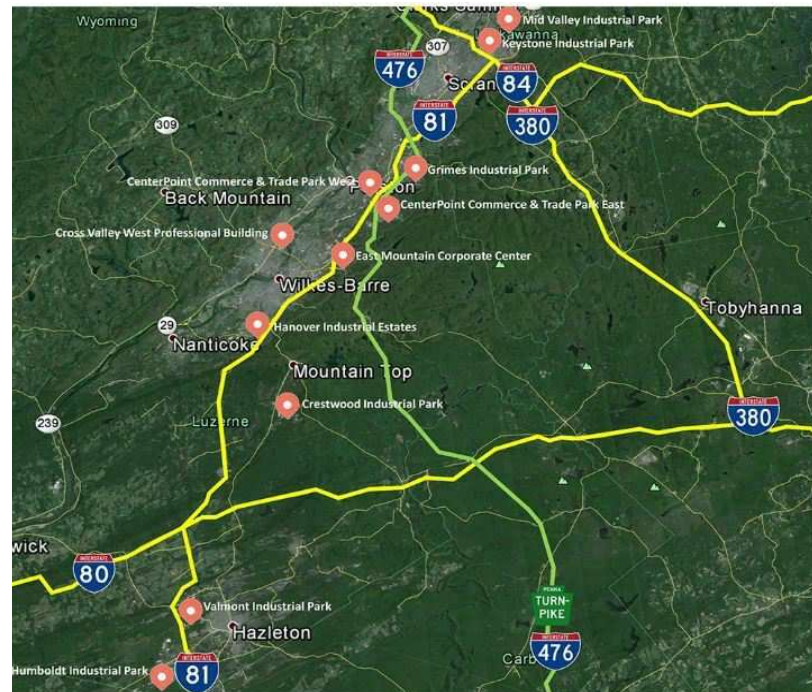
HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total Households	3,873	7,892	72,495
# of Persons per HH	2.6	2.5	2.1
Average HH Income	\$101,587	\$87,692	\$56,401
Average House Value	\$263,199	\$218,864	\$118,355

TRAFFIC COUNTS

Crestwood Avenue	3,408/day
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2020 American Community Survey (ACS)



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