

FOR LEASE

CRANE-SERVED

**910 SAXONBURG ROAD
BUTLER, PA 16002**

**39,400 SF INDUSTRIAL FACILITY
ON 65 ACRES**

FOR MORE INFORMATION

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PROPERTY OVERVIEW

**MAIN BUILDING
29,400 SF**

2 QUONSET HUTS

LEAN-TO-NORTH

LEAN-TO-EAST

**50 ACRES
AVAILABLE FOR
ADDITIONAL
DEVELOPMENT**

2 ACRE YARD

**HIGH-BAY CLEARANCE
HEAVY CRANE CAPACITY
LARGE YARD AND EXPANSION
POTENTIAL FOR FUTURE GROWTH**

**910 SAXONBURG ROAD
BUTLER, PA 16002**



PROPERTY SPECIFICATIONS

MAIN BUILDING

Total SF:	29,400 SF
Clear Height:	37' - 43'
Dimensions:	210' x 140'
Column Spacing:	70' x 40'
Construction:	Insulated metal
Crane:	25T capacity / 25' under hook / 47' span
Slab:	12" concrete
Drive-in Doors:	Two (2) 16' x 16' doors w/ drive-thru configuration
Dock-High:	One exterior concrete loading platform. Potential to add flush docks & truck court on northern elevation.
Power:	400 amp / 240V / 3-phase
Build-out:	Approx. 2,000 SF shell space with opportunity for second floor & newly constructed M/W restrooms.

OTHER FEATURES

Diesel fueling tank, tractor trailer scale, floor drains in main warehouse

QUONSET HUT 1

Total SF:	5,000 SF
Dimensions:	50' x 100'

QUONSET HUT 2

Total SF:	5,000 SF
Dimensions:	50' x 100'

LEAN-TO NORTH

Dimensions:	30' x 180'
Clear Height:	13'

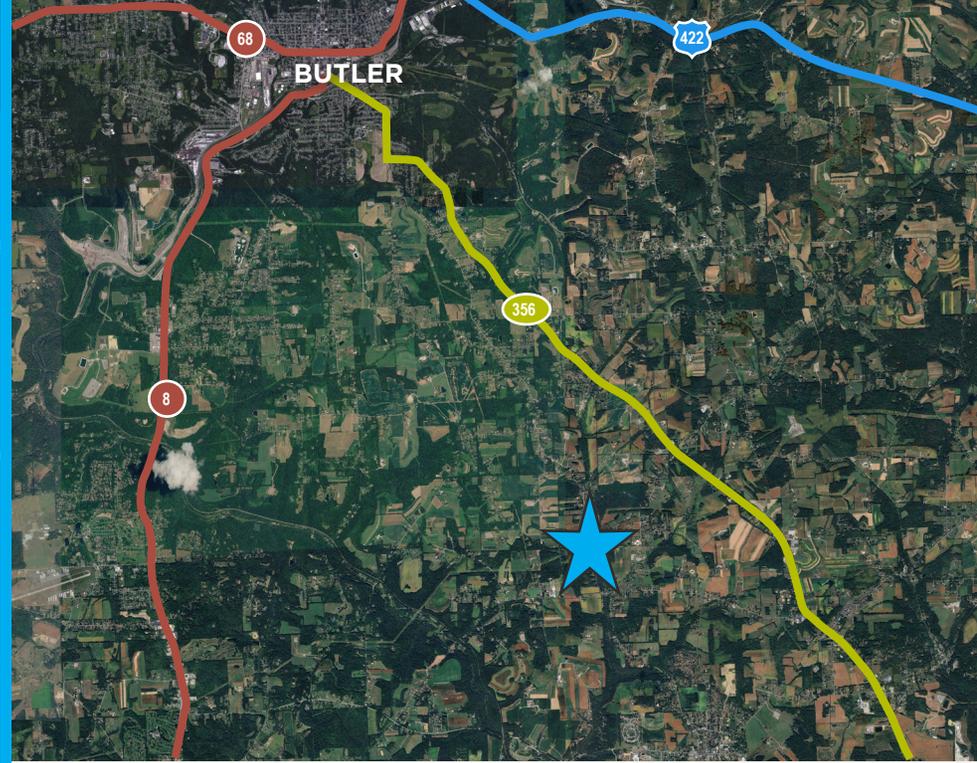
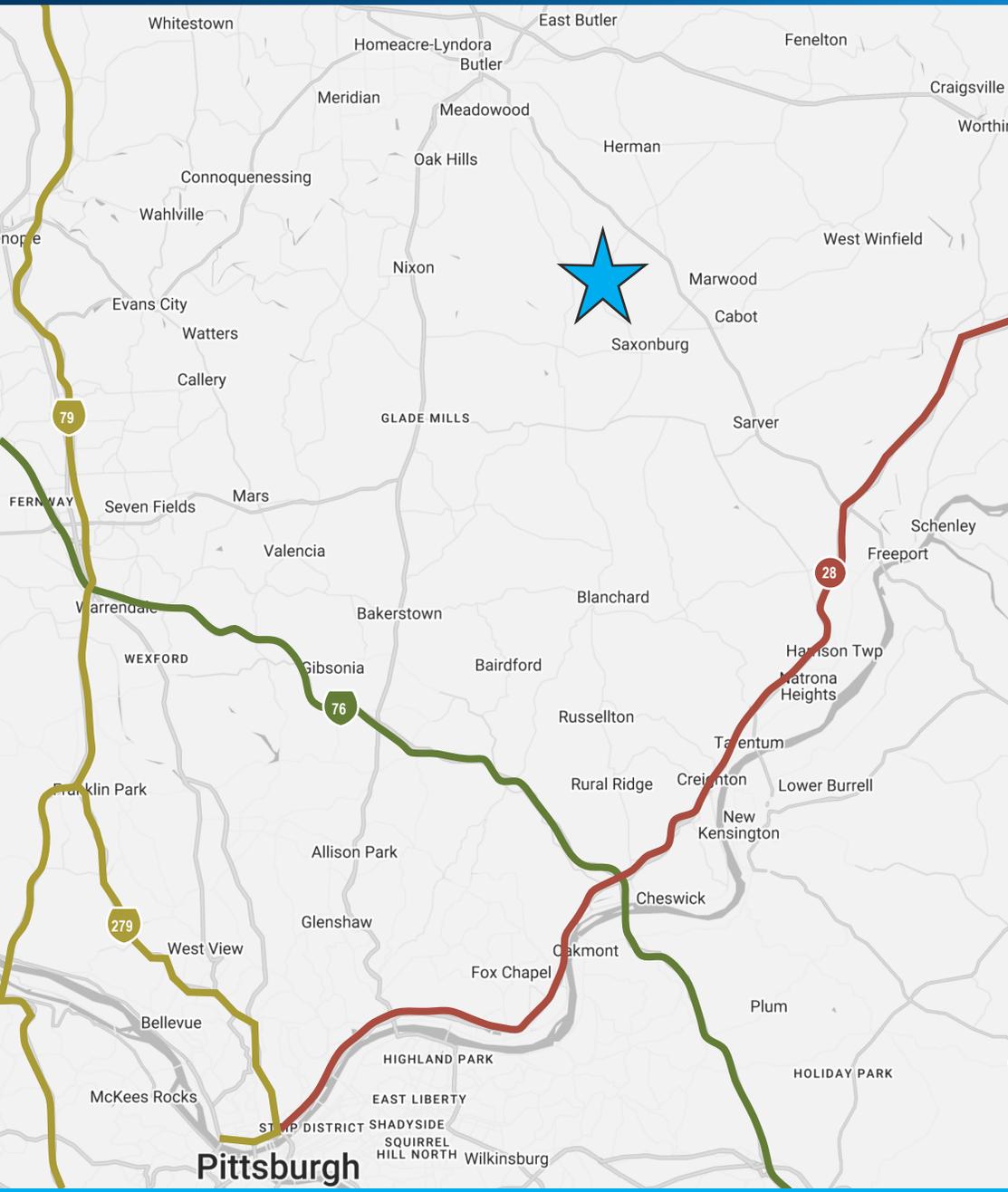
LEAN-TO EAST

Dimensions:	25' x 100'
Clear Height:	13'



- 50 Acres available for additional development
- Approx. 2 acres available for parking & laydown area immediately adjacent to the buildings

LOCATION MAP



910 SAXONBURG ROAD

DRIVE TIMES

	2 miles	± 5 min.		10 miles	± 25 min.
	6 miles	± 12 min.		22 miles	± 35 min.
	8 miles	± 15 min.		25 miles	± 40 min.
	8 miles	± 15 min.			

Ideally situated on Saxonburg Road in Butler County, Western Pennsylvania, 912 Saxonburg Road offers excellent connectivity to the Pittsburgh metropolitan region. This 65-acre, crane-served industrial site provides efficient access to the growing Butler County industrial market, nearby Saxonburg, and regional distribution corridors along I-79 north toward Erie and south to West Virginia, making it well suited for heavy manufacturing, fabrication, and large-scale industrial operations.

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