



Available For Lease

**800 N Water Ave,
Sharon, PA 16146**



Property Summary

800 N Water Ave, Sharon, PA 16146 offers 46,710 SF of space on a 9.13-acre parcel in the M-1 Light Manufacturing District. The building was fully renovated in 2024 and features 26' clear height, 4 drive-in doors, and ample power. While there are no dock doors, the site provides significant flexibility for light manufacturing users. Located in Sharon, PA, the property is available for lease and presents an ideal solution for companies seeking modern, high-clear industrial space.



Property Specs

Address - 800 N Water Ave, Sharon, PA 16146

Type - For Lease

Total SF - 46,710

Acreage - 9.13

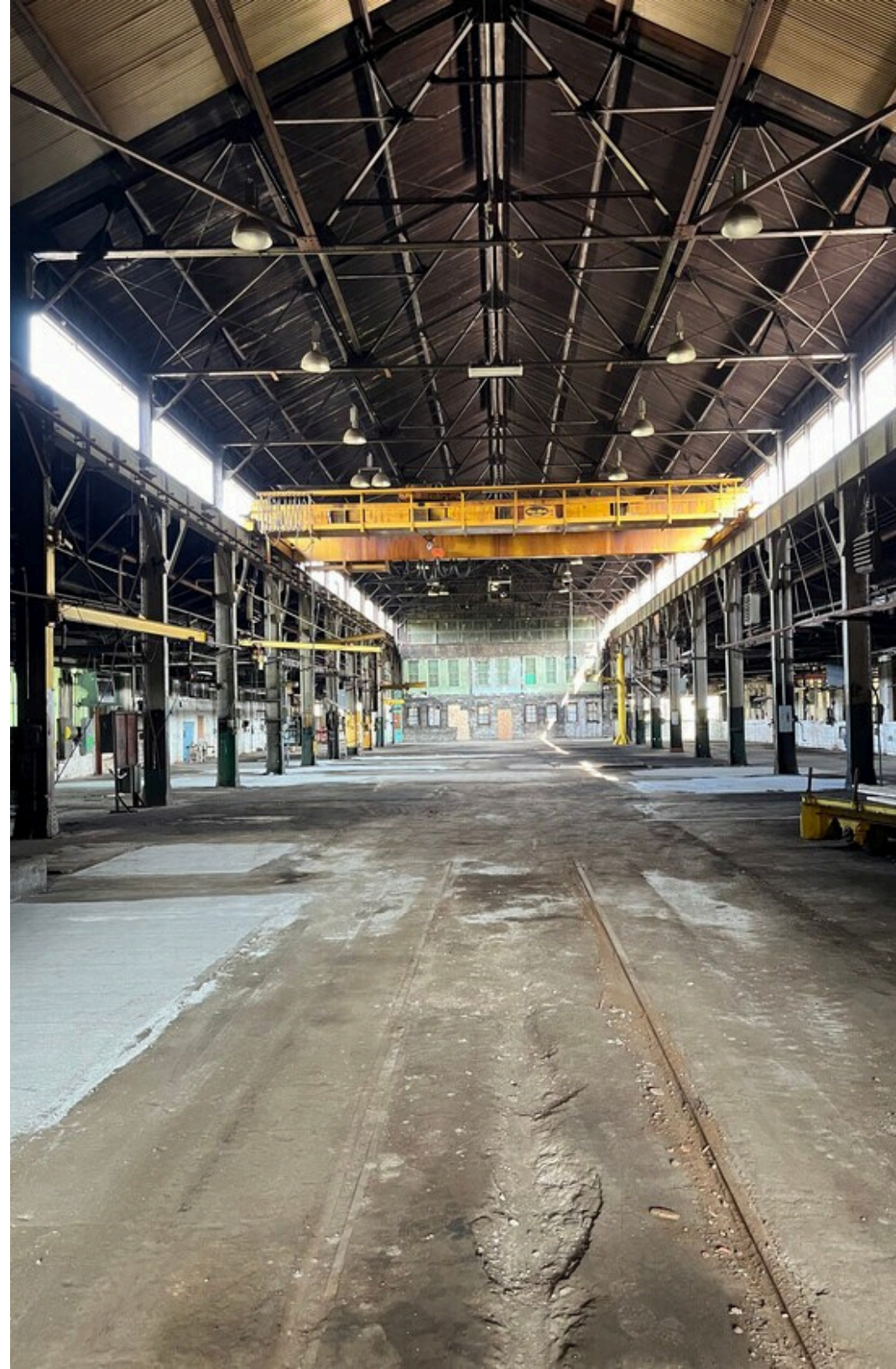
Drive-ins - 4

Dock Doors - None

Clear Height - 26'

Power - Ample

Zoning - M-1 - Light Manufacturing









Prime Industrial Location - Sharon, PA

800 N Water Avenue is strategically located in western Pennsylvania near the Ohio border, placing the property within reach of several major metropolitan markets and interstate corridors. The site benefits from strong connectivity to I-80, I-79, and I-376, providing efficient regional and interstate access throughout Pennsylvania, eastern Ohio, and western New York. This location supports distribution, light industrial, and service operations seeking access to multiple population centers within a single-day drive.

Distances

Interstate 80 - 6 Miles

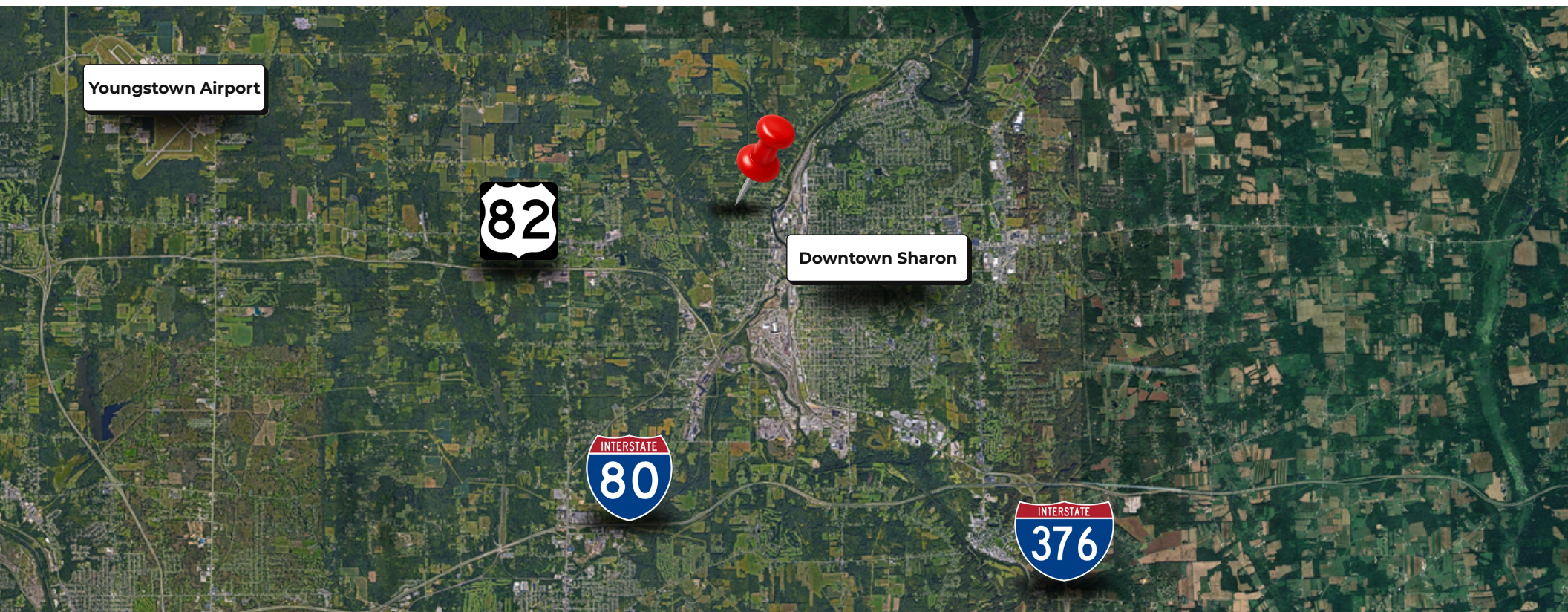
Interstate 376 - 28 Miles

Interstate 79 - 35 Miles

Downtown Sharon, PA - 1.7 Miles

Ohio State Line - 4 Miles

Warren, OH - 14 Miles





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