



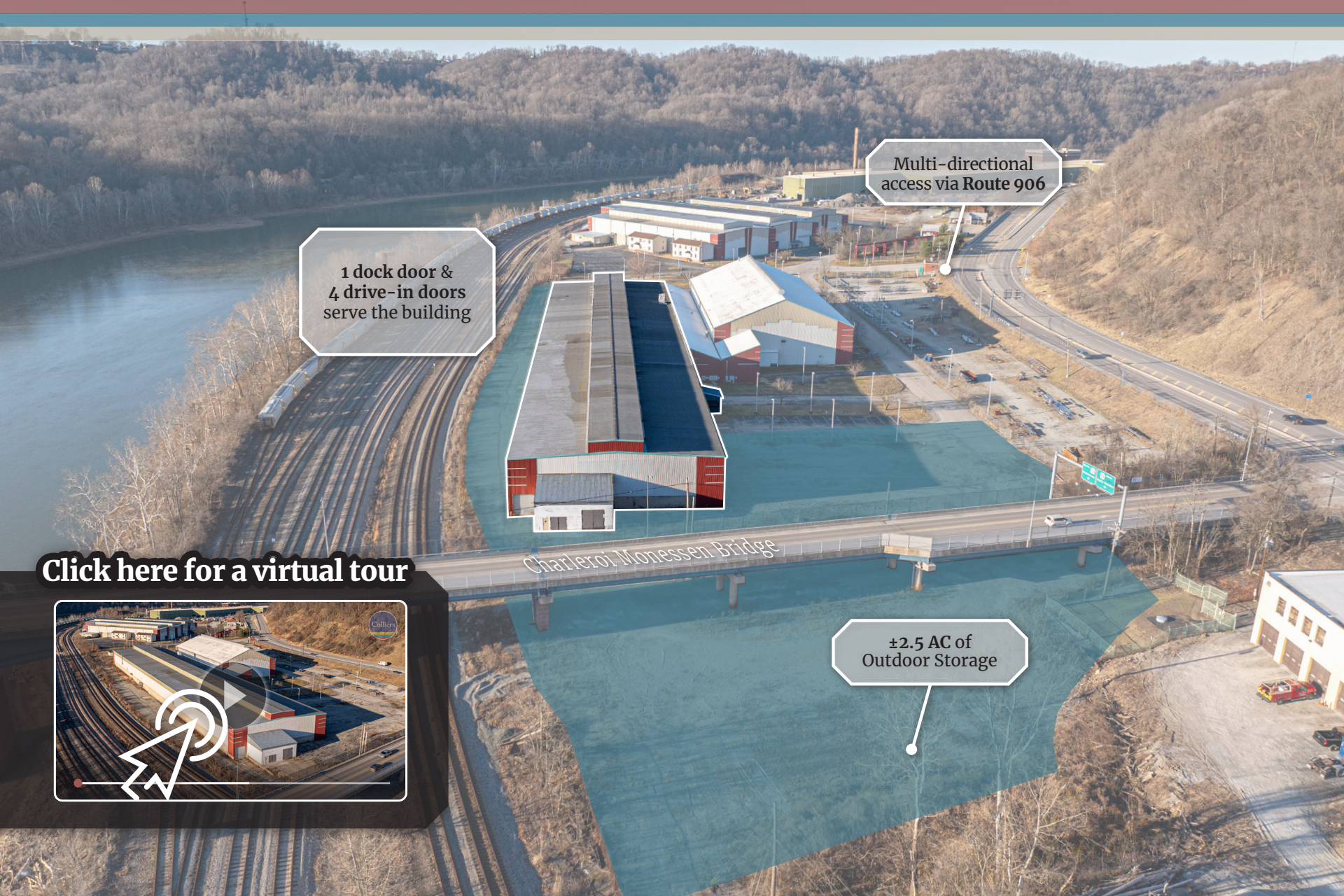
Industrial Warehouse Space Located Along I-70 Corridor  
**UP TO 86,364 SF WITH LAYDOWN YARD**

MONESSEN RIVERFRONT INDUSTRIAL PARK

**100 Riverview Drive**

**Buildings 110 & 120**





Multi-directional  
access via Route 906

1 dock door &  
4 drive-in doors  
serve the building



Click here for a virtual tour



±2.5 AC of  
Outdoor Storage



# Property Specs

Total Building Size	117,564 SF
Total Available SF	86,364 SF
Total Acreage	11.35 AC
Clear Height	25'11" - 33'
Grade-Level Doors	2 (14'H x 12'W) 1 (8'H x 10'W) 1 (14'H x 18'W)
Dock Doors	1 (14'H x 12'W)
Internal Loading Docks	1 (74'H x 15'W) dock well
Cranes	(1) 3-ton crane (1) 5-ton crane
Electrical	480V, 3-Phase
Bay Width	60'
Zoning	M-2, Heavy Industrial

Due to its proximity to major highways and workforce centers, 100 Riverview Drive is perfect for the following industrial use cases:



**Light  
Manufacturing**



**Warehouse  
Distribution**

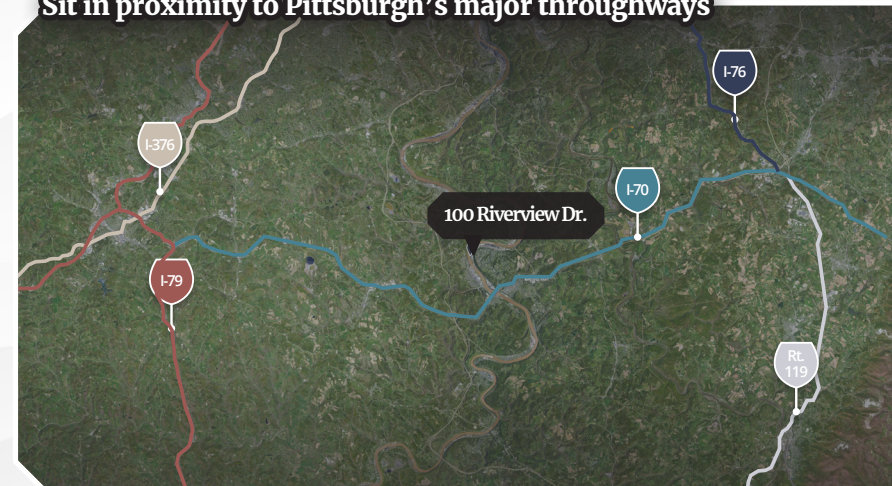


**Fabrication  
& Production**



**Oil & Gas  
Industry**

**Sit in proximity to Pittsburgh's major thoroughways**



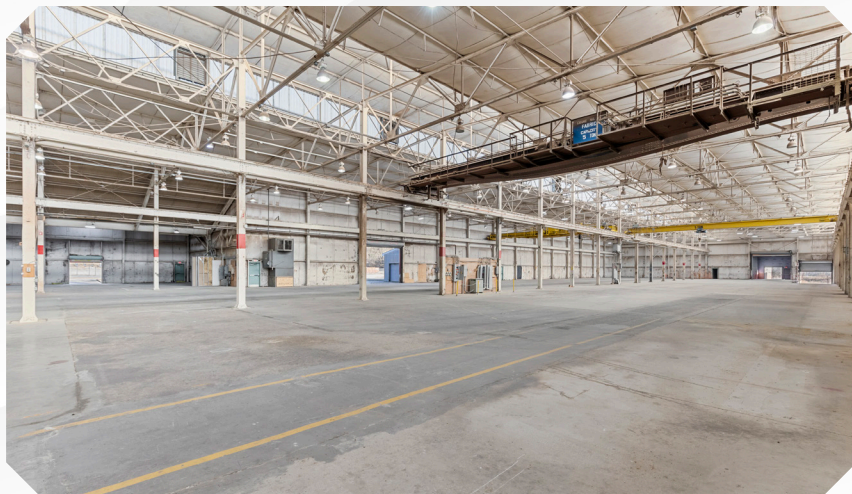
**Located just a 5-minute drive (2.5 miles) to I-70, benefit from seamless access to major transportation routes, ensuring efficient distribution, easy commutes for employees, and direct connectivity to regional markets.**



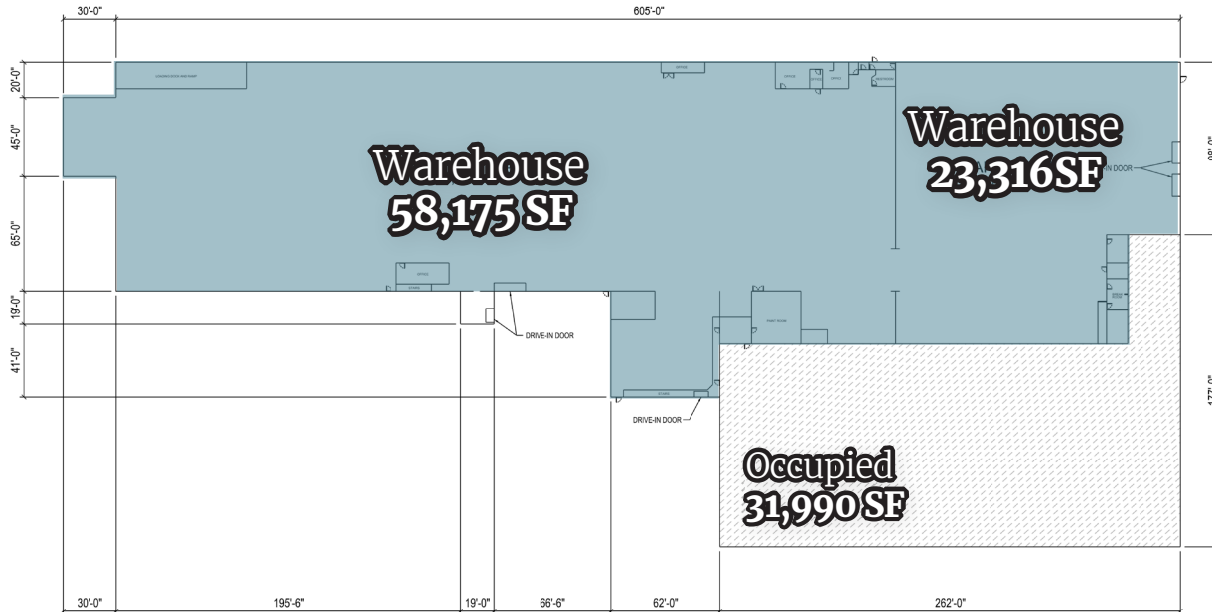












[Click here to view the full property floor plans](#)

 Available



# Monessen Riverfront Industrial Park

Located along the Monongahela River in the Southwest corner of Westmoreland County, Monessen Riverfront Industrial Park is the site of the former Monessen Works steel mill. The complex features more than 640,000 square-feet of building space, spanning over 60-plus acres, and siting within 3 miles of I-70.

Source: Westmoreland County Industrial Development Corporation

The industrial park is home to the following tenants:



**STABILDRILL**

**MRC Global**



Westmoreland  
Drug & Alcohol Commission, Inc.



## Monessen Highlights



Location  
Advantage



Highway  
Access



Industrial  
Hub

## Key Distances



Pittsburgh International  
Airport  
45 miles | ~50-mins



Port of  
Pittsburgh  
3 miles | 5-mins



Existing  
Rail Service  
Located within the Park

## Park Highlights:



**Strategic Location:** easy access to I-70, the PA Turnpike, and major markets



**Industrial Hub:** home to multiple thriving businesses



**Flexible Options:** accommodates various size requirements and industries



**Nearby Workforce:** access to skilled labor forces from Westmoreland County and surrounding areas

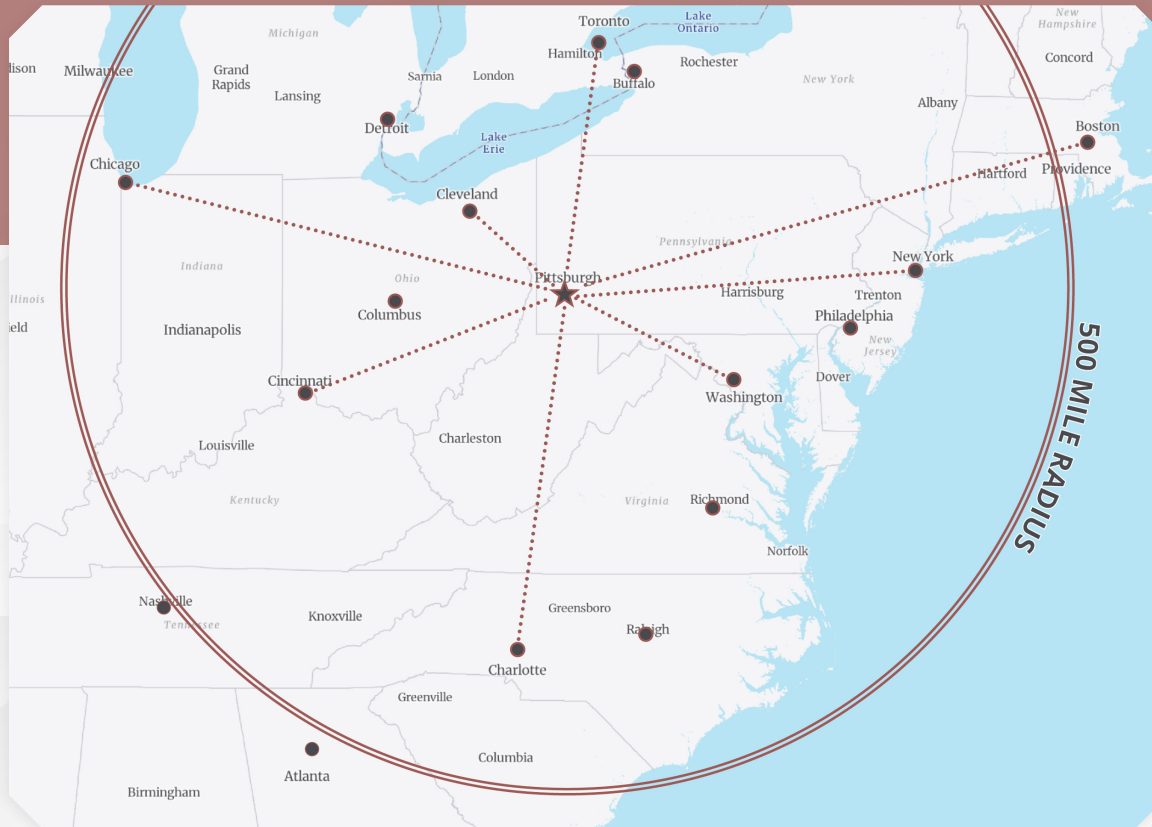


**Multi-Modal Access:** close to highways, river transport, and rail access



# Experience Unrivalled Market Access

Pittsburgh's strategic, central location makes it a highly attractive place to do business. With direct flights to key nearby markets, the city's airport keeps you within a 4-hour flight of 40% of the U.S. population *at any time*.



**When you're  
in Pittsburgh,  
you're within  
500 miles of**

**48%**  
of U.S. businesses

**45%**  
of U.S. and Canada populations

**63%**  
of national industry output

**53%**  
of U.S. buying income

**45**  
markets exceeding \$5 billion in sales each



# Transportation & Logistics

100 & 200 Riverview Drive are strategically located next to a privately held intermodal station that provides both barge and rail access.

Pittsburgh offers a combination of assets and a strategic, central location that distinguishes it from other metros: the region houses the Pittsburgh Int'l Airport, which offers domestic and international direct flights, the nation's third busiest inland port, and an interstate highway system that makes transportation logistics a breeze.



## Airlines

- Serves 60 destinations with nonstop flights
- Four runways with available capacity
- Extensive air cargo facilities
- 24 general aviation airports in region



## Rail

- Over 1,300 miles of freight railway
- Three Class 1 railroads service the area: CSX, Norfolk Southern, and Bessemer & Lake Erie
- Norfolk Southern offers one intermodal terminal within the region



## Rivers

- Pittsburgh houses the U.S.' 2nd largest inland port
- The Port of Pittsburgh is the nation's 3rd busiest inland port, processing over 35 millions of freight annually
- 22 river terminals are located in the region

# Monessen's Strategic Advantage

Known for being a thriving steel town, Monessen, PA, is now a prime industrial location just 25 miles south of Pittsburgh. Positioned along the Monongahela River, Monessen provides direct river and rail access, making it an ideal hub for manufacturing, logistics, and distribution.

With quick connections to I-70, PA Route 51, and the Pennsylvania Turnpike (I-76), businesses in Monessen can efficiently reach key markets across the Midwest and East Coast while benefiting from lower operating costs compared to Pittsburgh's urban core.





# Join a growing industrial hub with unmatched access, infrastructure, and flexibility.

CONTACT OUR INDUSTRIAL TEAM TODAY.



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