



For Sale

Rostraver Airport Industrial Park

440 Jonathan Willey Rd, Rostraver Twp, PA 15012

 **JLL** SEE A BRIGHTER WAY



Property Information

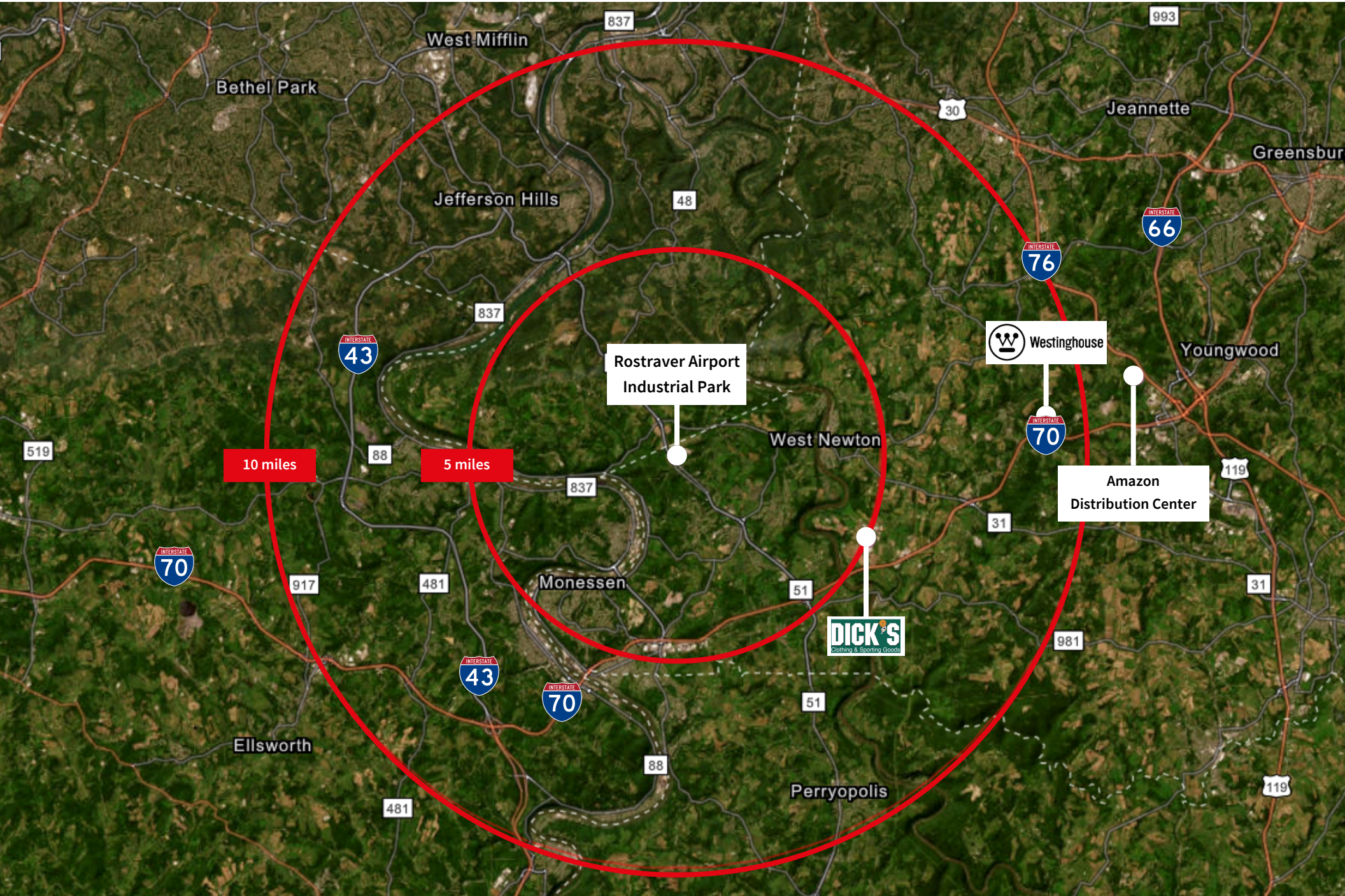
The property is located within the Rostraver Airport Industrial Park, Westmoreland County, PA. The subject property is well suited for manufacturing and general industrial applications. Proximity to highway system allows for access to the regional marketplace for customers, suppliers and employees.

Building Size	± 61,065 SF ± 4.0 acres
Office Size	± 9,000 SF
Yard Size	± 2.0 acres
Clear Height	26' - 30'
Dock Doors	1 external dock high door (14' x 12') 1 grade level door (20' x 16')
Electrical Service	3 phase, 25,000 AMP, 480 Volt

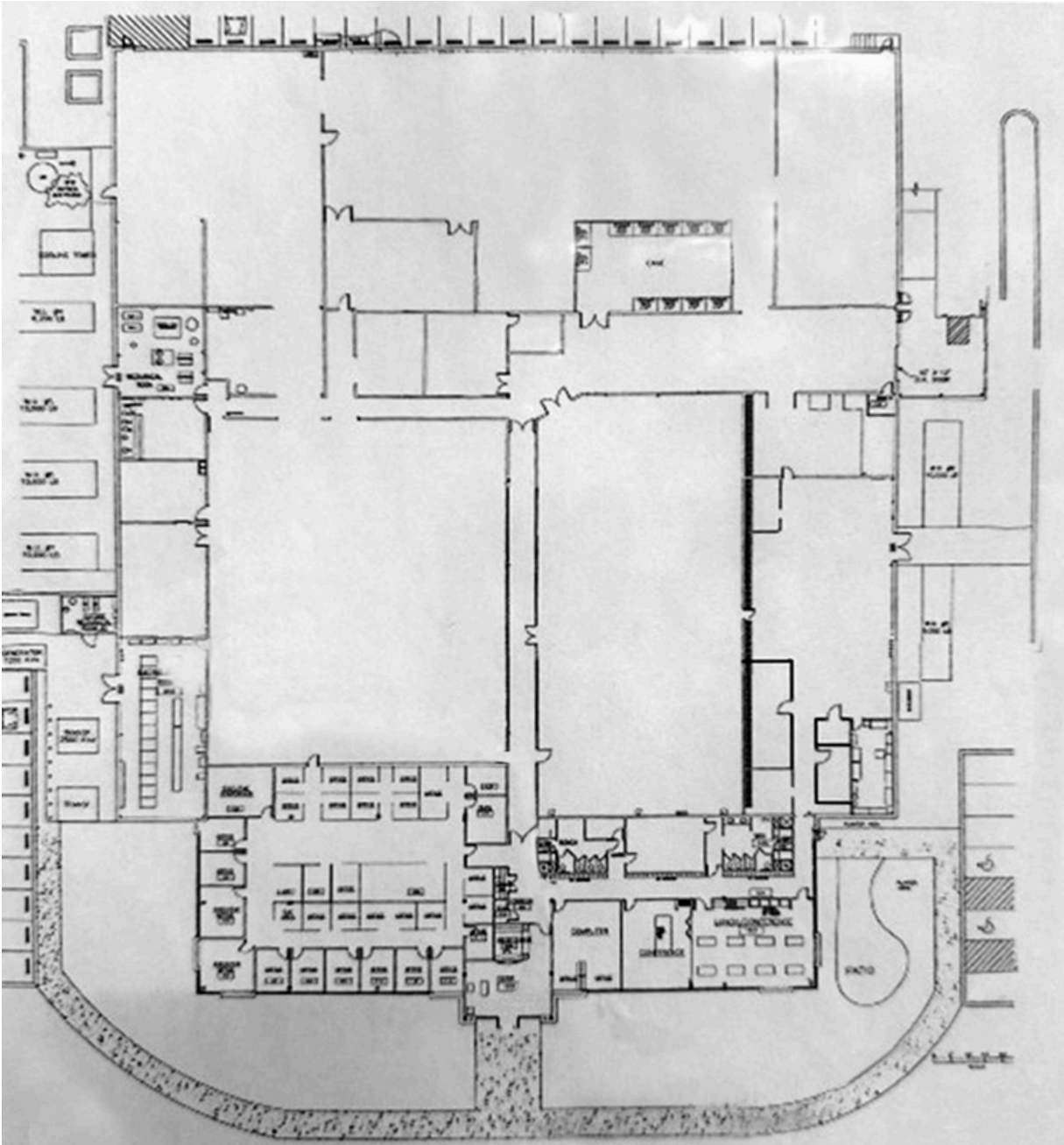
Advantages and Amenities

- (2) Two 15-ton cranes & (1) One 30-ton crane
- Yard proximate to building
- Access to SR-51 and is 5 miles from I-70
- Well maintained roof and MEPs
- Building is fully conditioned

Local Map



Floor Plan



Property Photos



Property Aerial



Jonathan Willey Road

Progress Circle

440 Jonathan Willey Rd
Rostraver Twp, PA 15012

+/- 2.0 acre yard

Thank you

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