

INDUSTRIAL WAREHOUSE SPACE ALONG I-70 CORRIDOR

UP TO **86,364[±]** WITH LAYDOWN YARD

FOR LEASE

100 RIVERVIEW DRIVE

BUILDINGS 110 & 120



CBRE

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MONESSEN RIVERFRONT INDUSTRIAL PARK

MONESSEN, PENNSYLVANIA 15062

ROSTRAVER TOWNSHIP • WESTMORELAND COUNTY



MONESSEN RIVERFRONT INDUSTRIAL PARK

PROPERTY HIGHLIGHTS

TOTAL AVAILABLE	86,364 SF +/-
TOTAL BUILDING SIZE	118,987 SF +/-
TOTAL ACREAGE	11.34 Acres +/-
CEILING HEIGHT	25' 11" - 33'
GRADE-LEVEL DOORS	Four Total Two: 14'h x 12'w; One: 8'w x 10'h One: 14'h x 18'w
DOCK DOORS	One 14'h x 12'w
INTERNAL LOADING DOCKS	One 74' x 15' dock well
CRANES	One 5-ton
ELECTRICAL	480-Volt, 3-phase
BAY WIDTH	60'
ZONING	M-2 Heavy Industrial

AVAILABLE SPACE

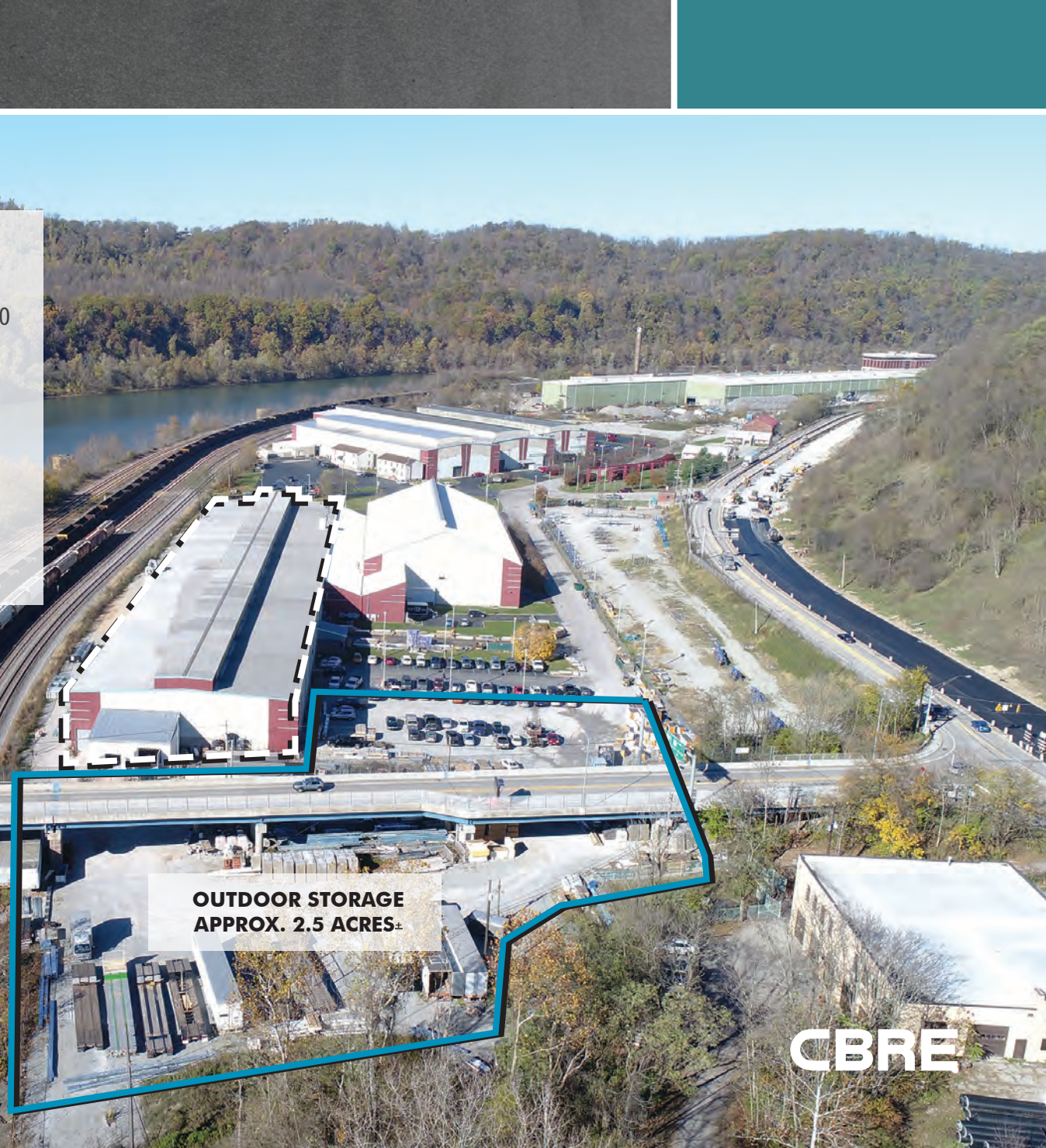
110 RIVERVIEW DRIVE
60,025 SF[±]

120 RIVERVIEW DRIVE
22,953 SF[±]

100 RIVERVIEW DRIVE

The property offers easy access via the Monessen Exit of Interstate 70 and close to Interstate 79 and the PA Turnpike (I-76).

A variety of industrial uses are permitted, including steel fabrication, warehouse distribution, engineering, and the oil and gas industry.





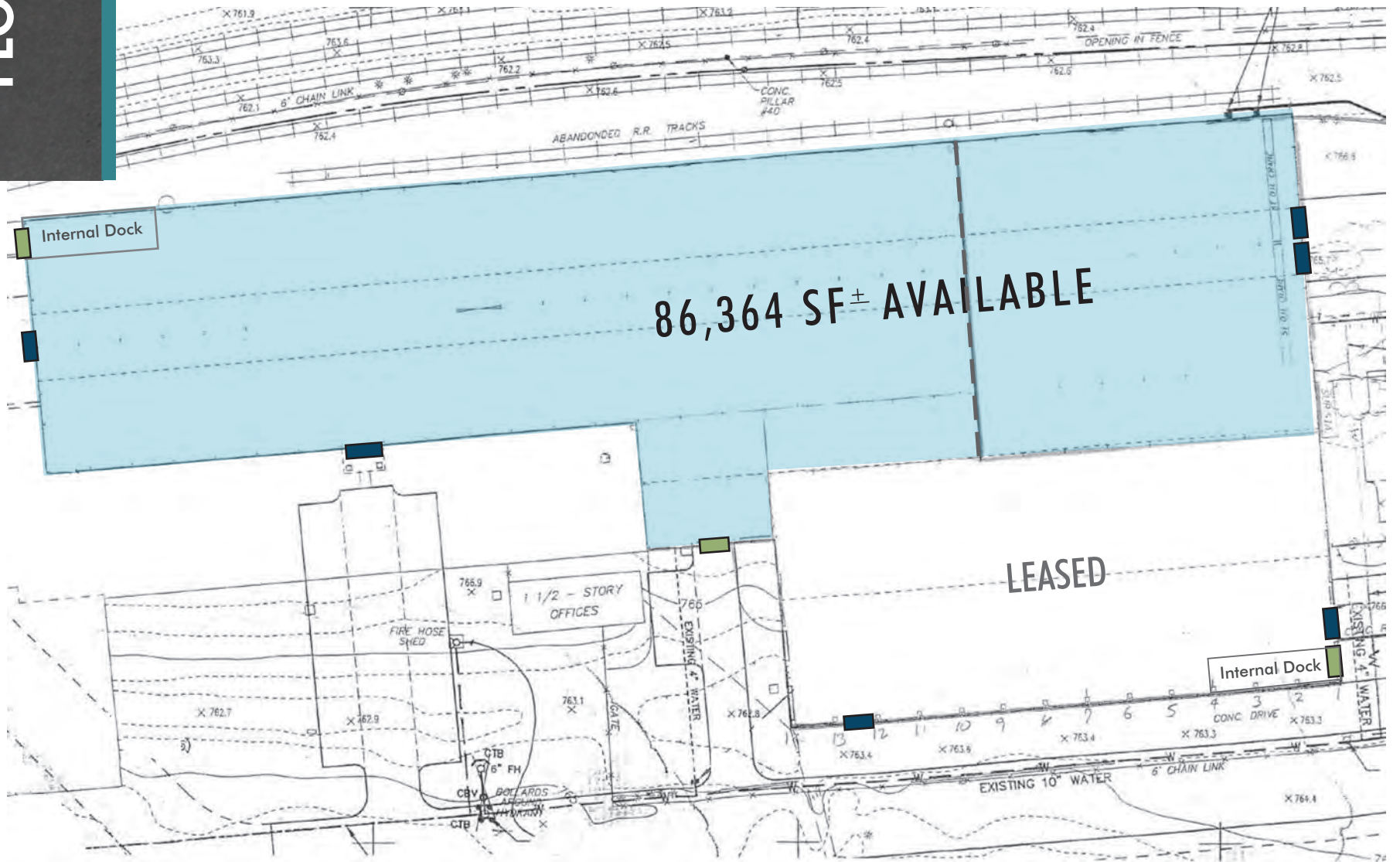
**OUTDOOR STORAGE
APPROX. 2.5 ACRES±**

CBRE



KEY

	Grade Level Door		Dock Door
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SITE PLAN

Monongahela River

KEY

Outdoor Storage

Grade Level Door

Dock Door

Property Line



Three Rivers Railway Company
DBV, 3121, Pg. 523
(Formerly Pittsburgh and Lake Erie Railroad Company)

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(Formerly Pittsburgh and Lake Erie Railroad Company)

118,987 SF± AVAILABLE

LEASED

Outdoor Storage
Approx. 2.5 Acres±

Outdoor Storage

S.R. 906 (Schoonmaker Avenue) Variable R/W (Public)

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David W. Jones, Jr.
Inst. 201064190011738

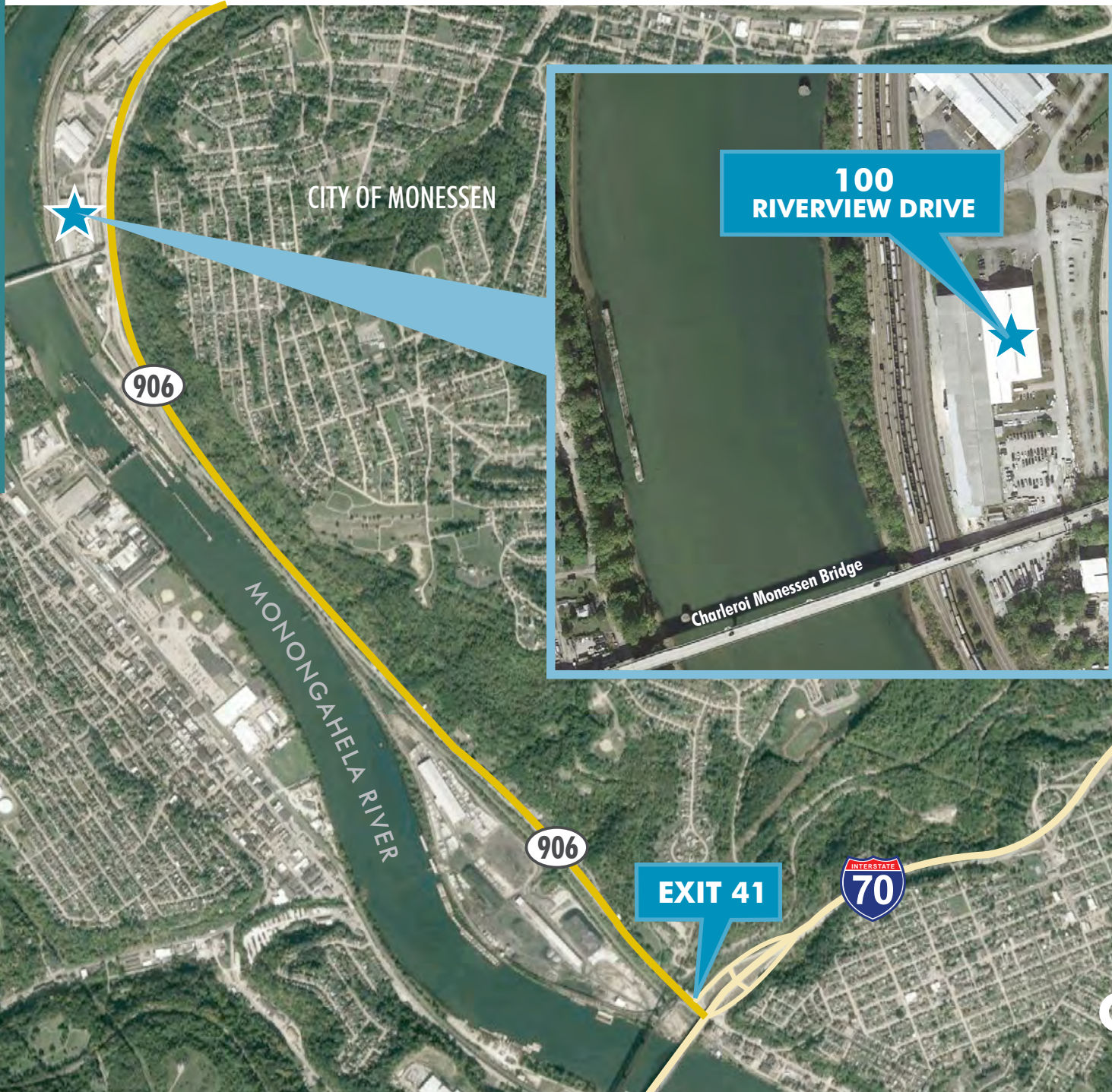
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Parcel V Third
Assess. 38,527 Sq. Ft. (0.884 Ac.)

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SITE AERIAL

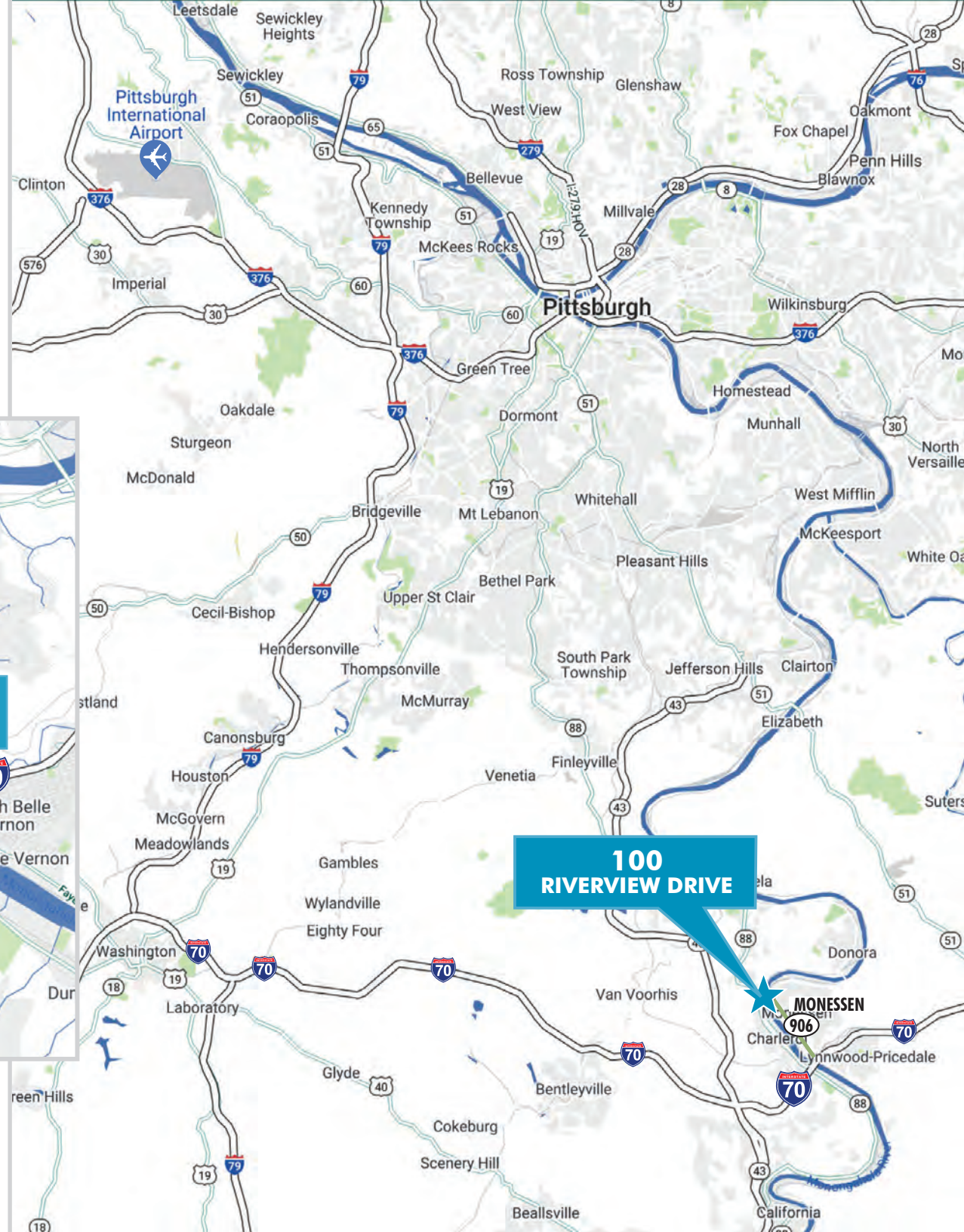


LOCATION

HIGHWAY ACCESS

- Rt. 43 - 7.5 Miles
- Rt. 51 - 7 miles
- Interstate 70 - 3.8 miles (Exit 41)
- 50 minutes / 30 miles to Pittsburgh

Drive times/distance are approximate.



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