

INDUSTRIAL WAREHOUSE SPACE ALONG I-70 CORRIDOR

UP TO **86,364<sup>±</sup>** WITH  
LAYDOWN YARD

FOR LEASE

# 100 RIVERVIEW DRIVE

## BUILDINGS 110 & 120



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**MONESSEN RIVERFRONT INDUSTRIAL PARK**

**MONESSEN, PENNSYLVANIA 15062**

ROSTRAVER TOWNSHIP • WESTMORELAND COUNTY



## MONESSEN RIVERFRONT INDUSTRIAL PARK

## PROPERTY HIGHLIGHTS

<b>TOTAL AVAILABLE</b>	<b>86,364 SF +/-</b>
TOTAL BUILDING SIZE	131,782 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



# 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.

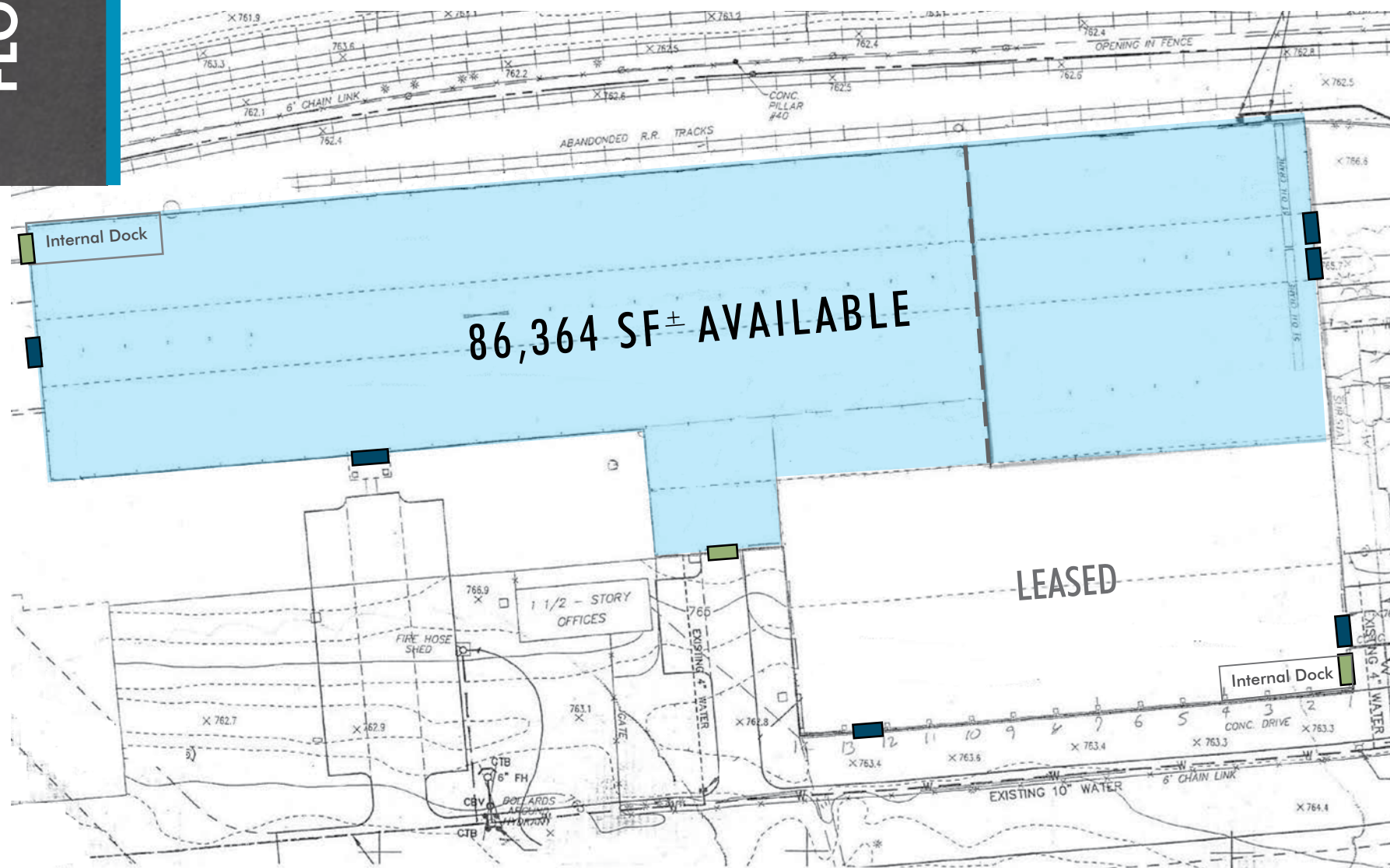


**OUTDOOR STORAGE  
APPROX. 2.5 ACRES±**

This aerial photograph shows an industrial site located between a river and a highway. A railroad tracks runs along the left side of the property. The site includes several large industrial buildings, a parking lot, and a designated outdoor storage area outlined in blue. The surrounding area is hilly and wooded.



## BUILDINGS 110 & 120



1000



# 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.

