

INDUSTRIAL WAREHOUSE SPACE ALONG I-70 CORRIDOR

UP TO **132,305<sup>±</sup>** WITH  
LAYDOWN YARD

FOR LEASE: \$5.95 PSF NNN

# 200 RIVERVIEW DRIVE

## BUILDINGS 210, 220, & 230



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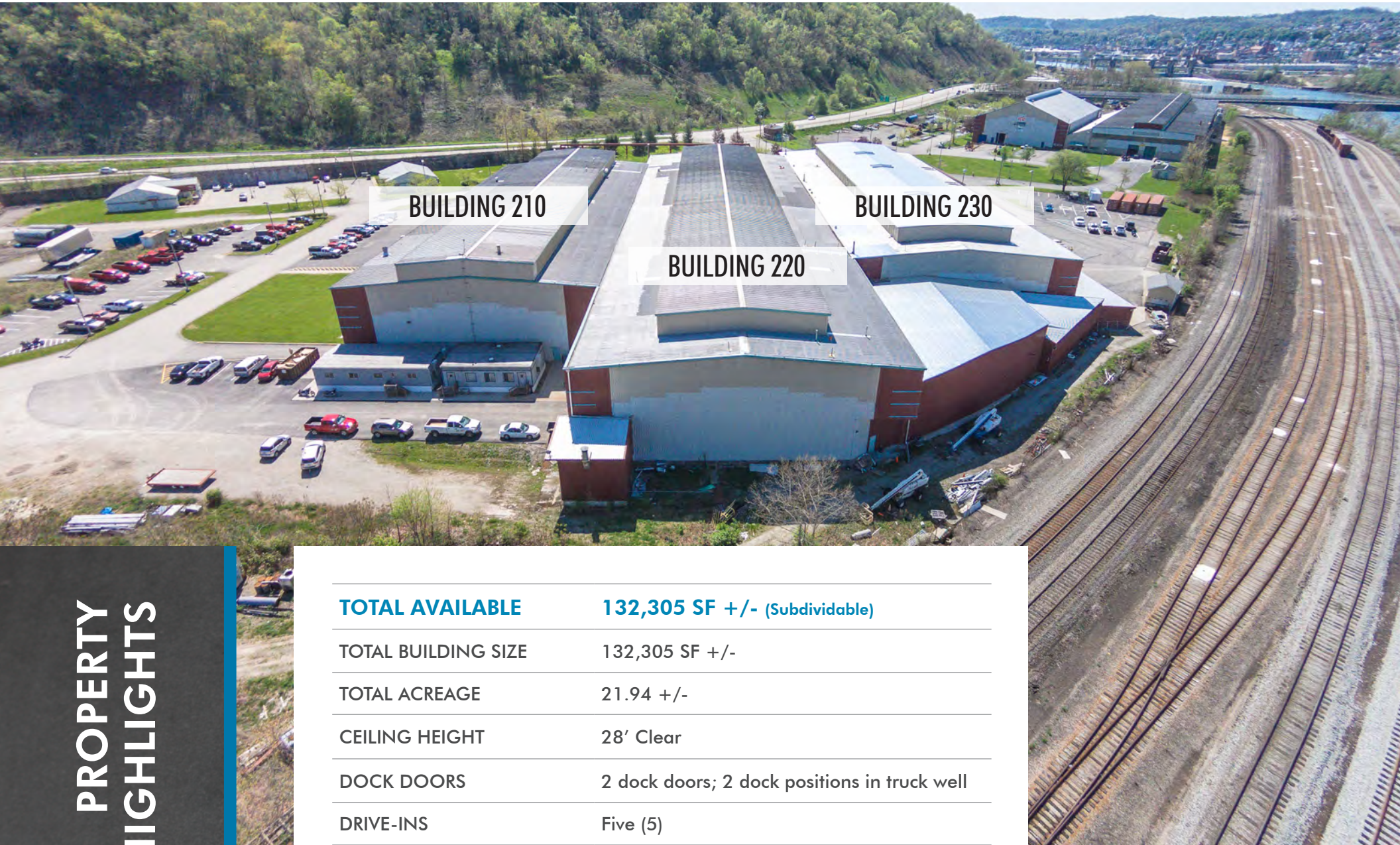
CBRE, Inc. | 301 Grant Street, Suite 4000 | Pittsburgh, PA 15219 | cbre.com

**MONESSEN RIVERFRONT INDUSTRIAL PARK**

**MONESSEN, PENNSYLVANIA 15062**

ROSTRAVER TOWNSHIP • WESTMORELAND COUNTY





PROPERTY  
HIGHLIGHTS

TOTAL AVAILABLE	132,305 SF +/- (Subdividable)
TOTAL BUILDING SIZE	132,305 SF +/-
TOTAL ACREAGE	21.94 +/-
CEILING HEIGHT	28' Clear
DOCK DOORS	2 dock doors; 2 dock positions in truck well
DRIVE-INS	Five (5)
ELECTRICAL	480-Volt, 3-Phase
ZONING	M-2 Heavy Industrial



# 200 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.



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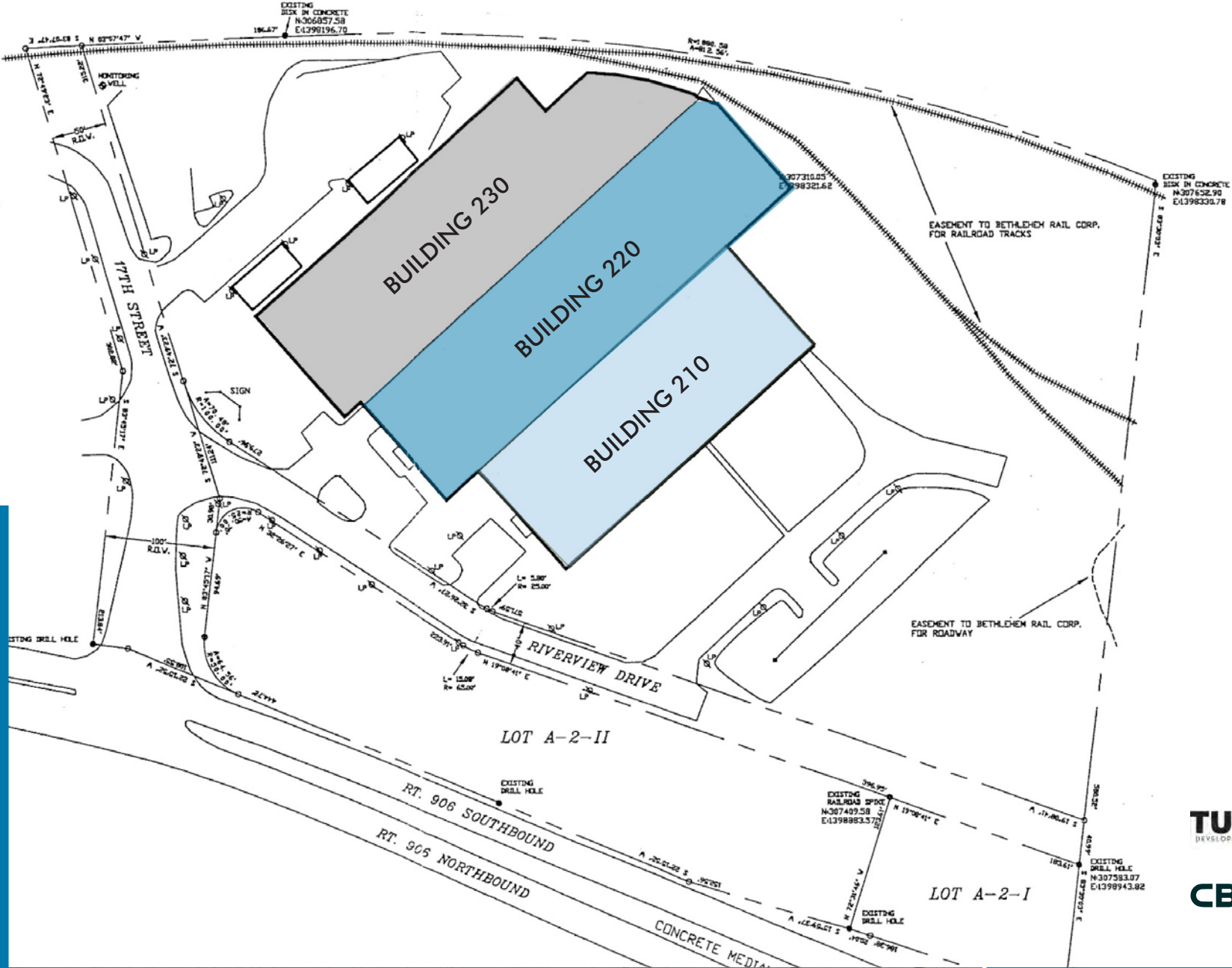


**ADDITIONAL 2.5 ACRES $\pm$  OUTDOOR STORAGE AVAILABLE**



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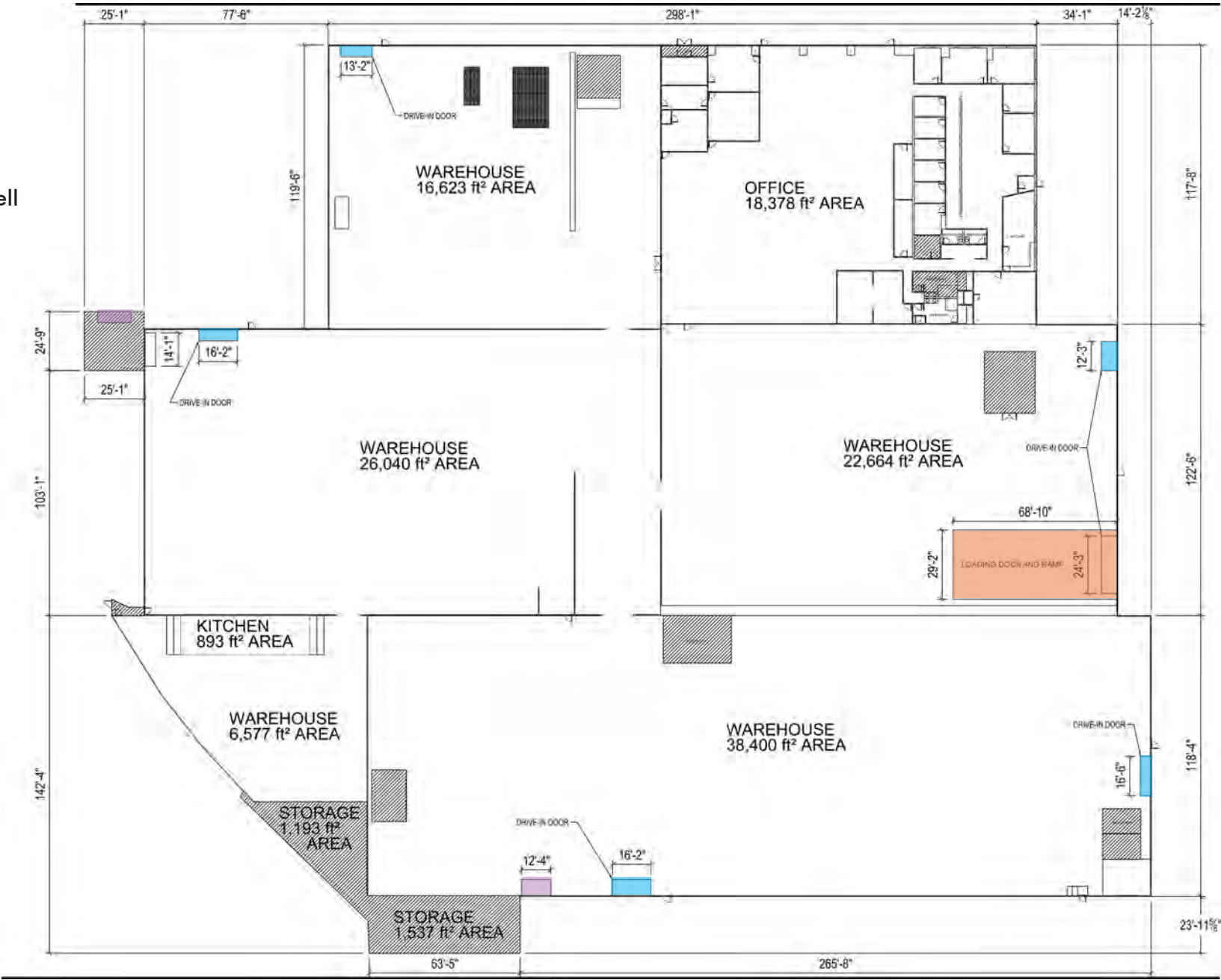
## SITE PLAN



- KEY
- Drive-In Door
  - Internal Truck Well
  - Dock Door



FLOOR PLAN



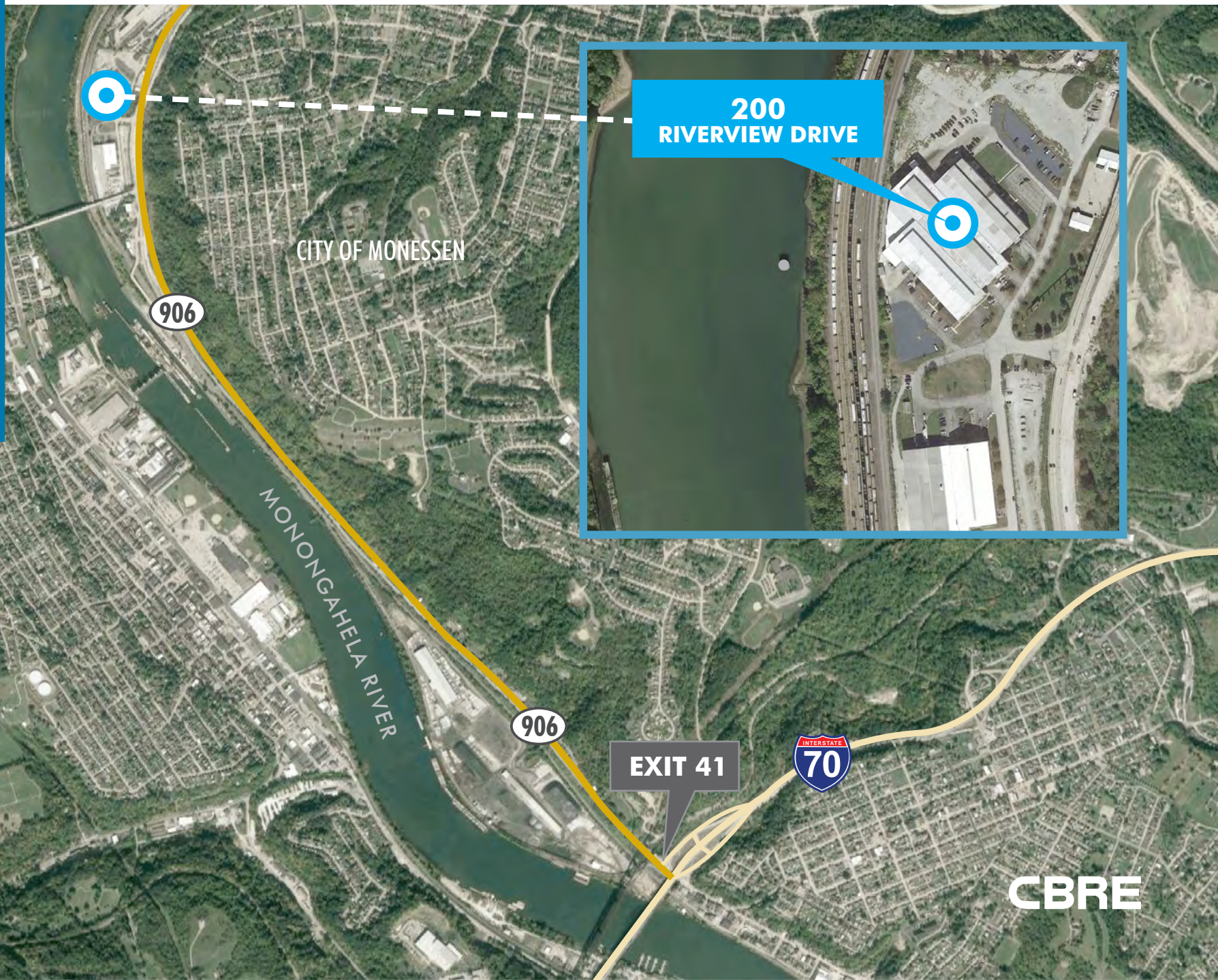


# 200 RIVERVIEW DRIVE - OFFICE SPACE





# SITE AERIAL



CITY OF MONESSEN

906

MONONGAHELA RIVER

906

EXIT 41

INTERSTATE  
70

CBRE

200  
RIVERVIEW DRIVE

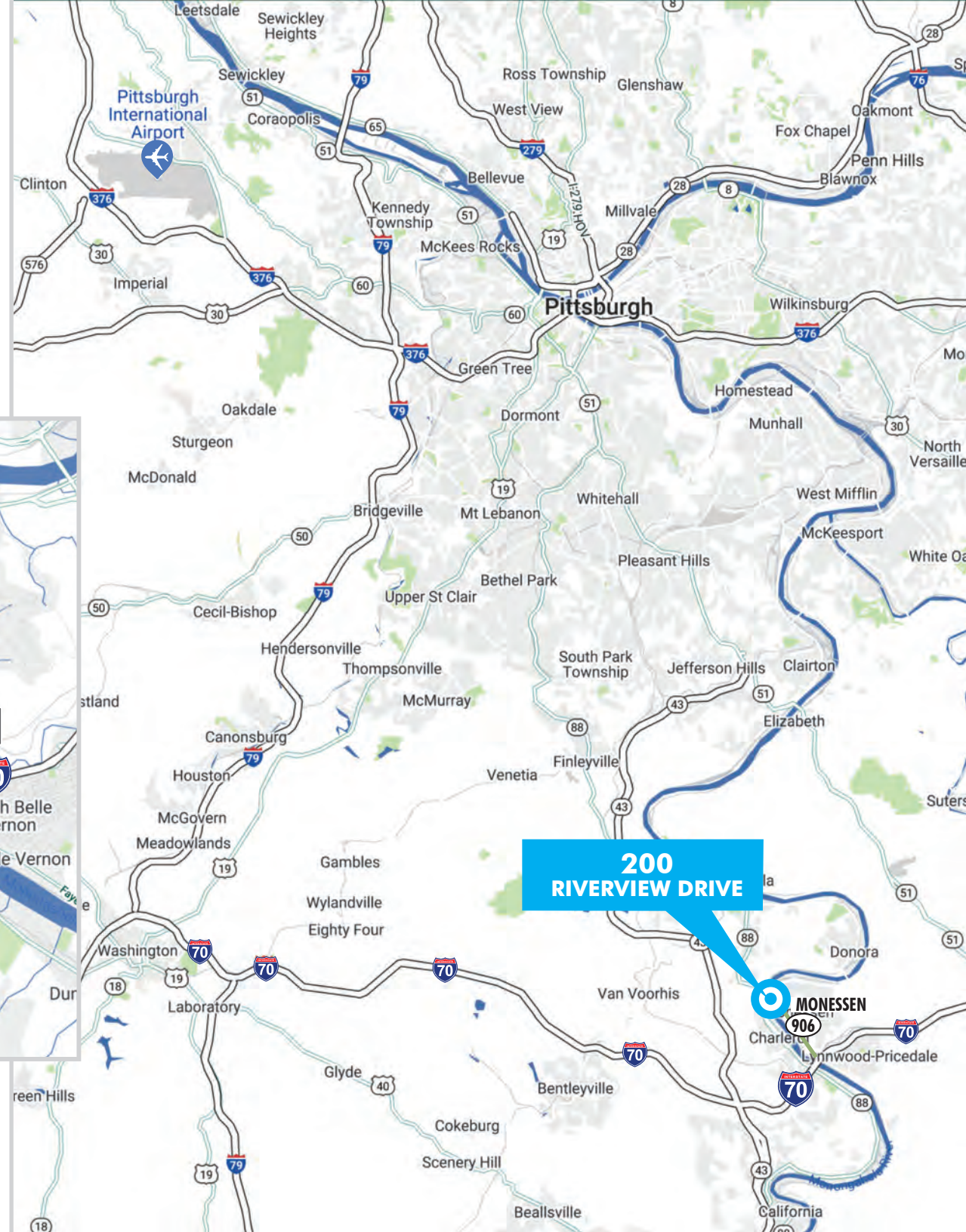
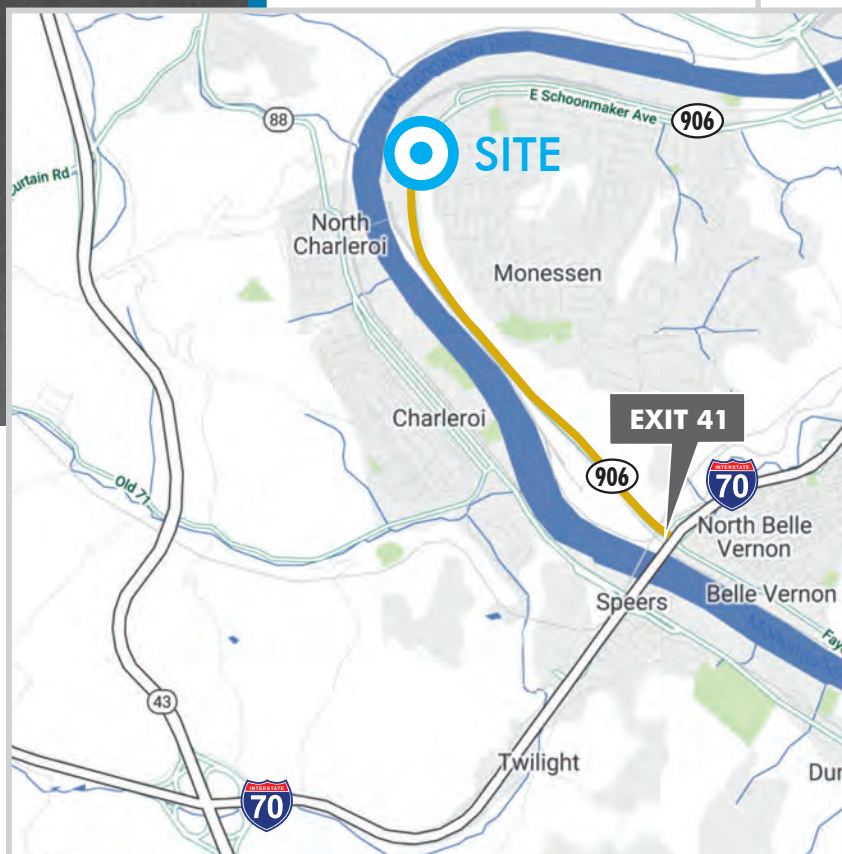


# LOCATION

## 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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