

INDUSTRIAL WAREHOUSE SPACE ALONG I-70 CORRIDOR

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

FOR LEASE

# 200 RIVERVIEW DRIVE

## BUILDINGS 210, 220, & 230



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**MONESSEN RIVERFRONT INDUSTRIAL PARK**

**MONESSEN, PENNSYLVANIA 15062**

ROSTRAVER TOWNSHIP • WESTMORELAND COUNTY

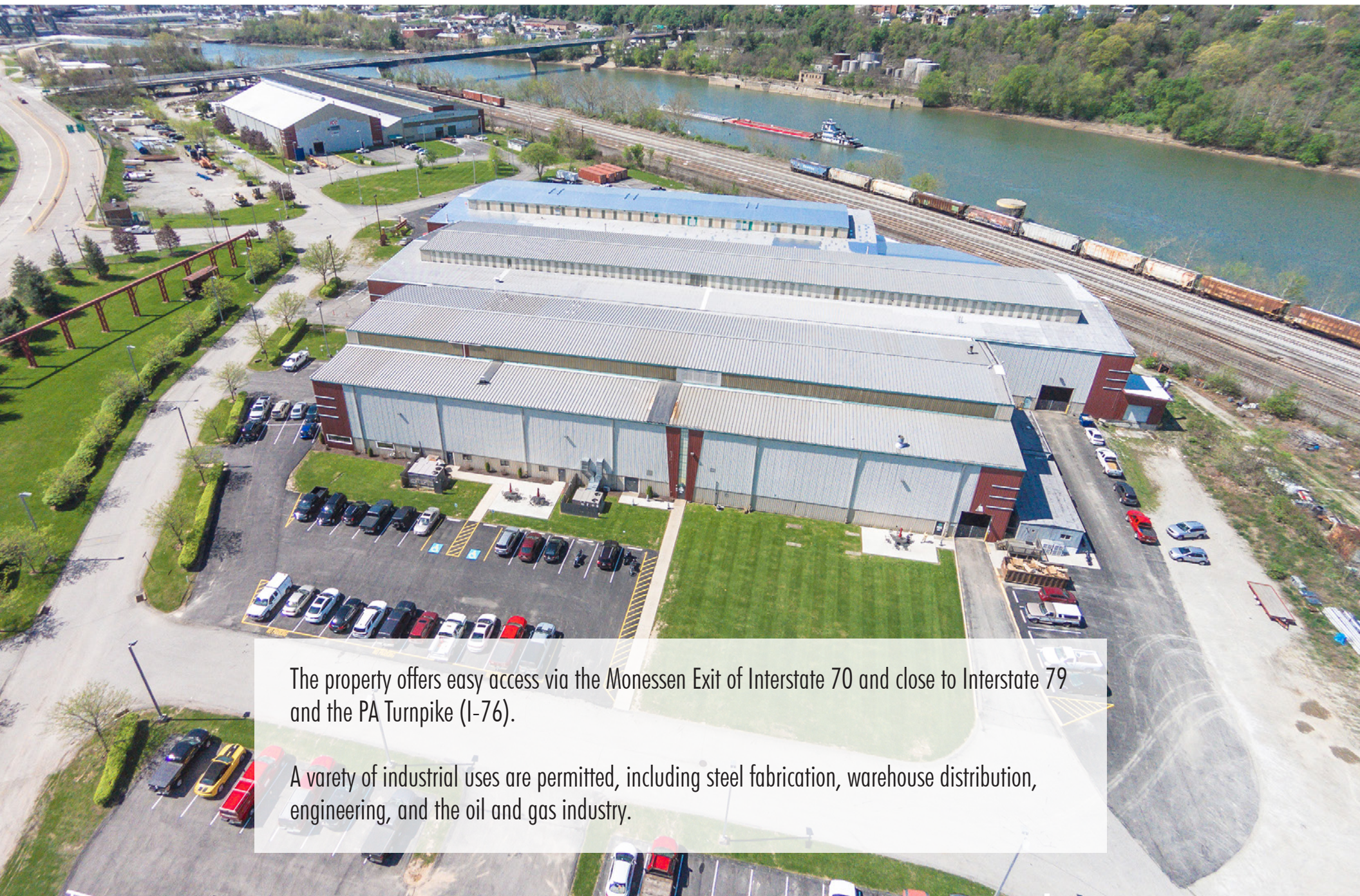
# 200 RIVERVIEW DRIVE



## PROPERTY HIGHLIGHTS

<b>TOTAL AVAILABLE</b>	<b>131,782 SF +/- (Subdividable)</b>
TOTAL BUILDING SIZE	131,782 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.

# 200 RIVERVIEW DRIVE



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

# 200 RIVERVIEW DRIVE

## SITE PLAN



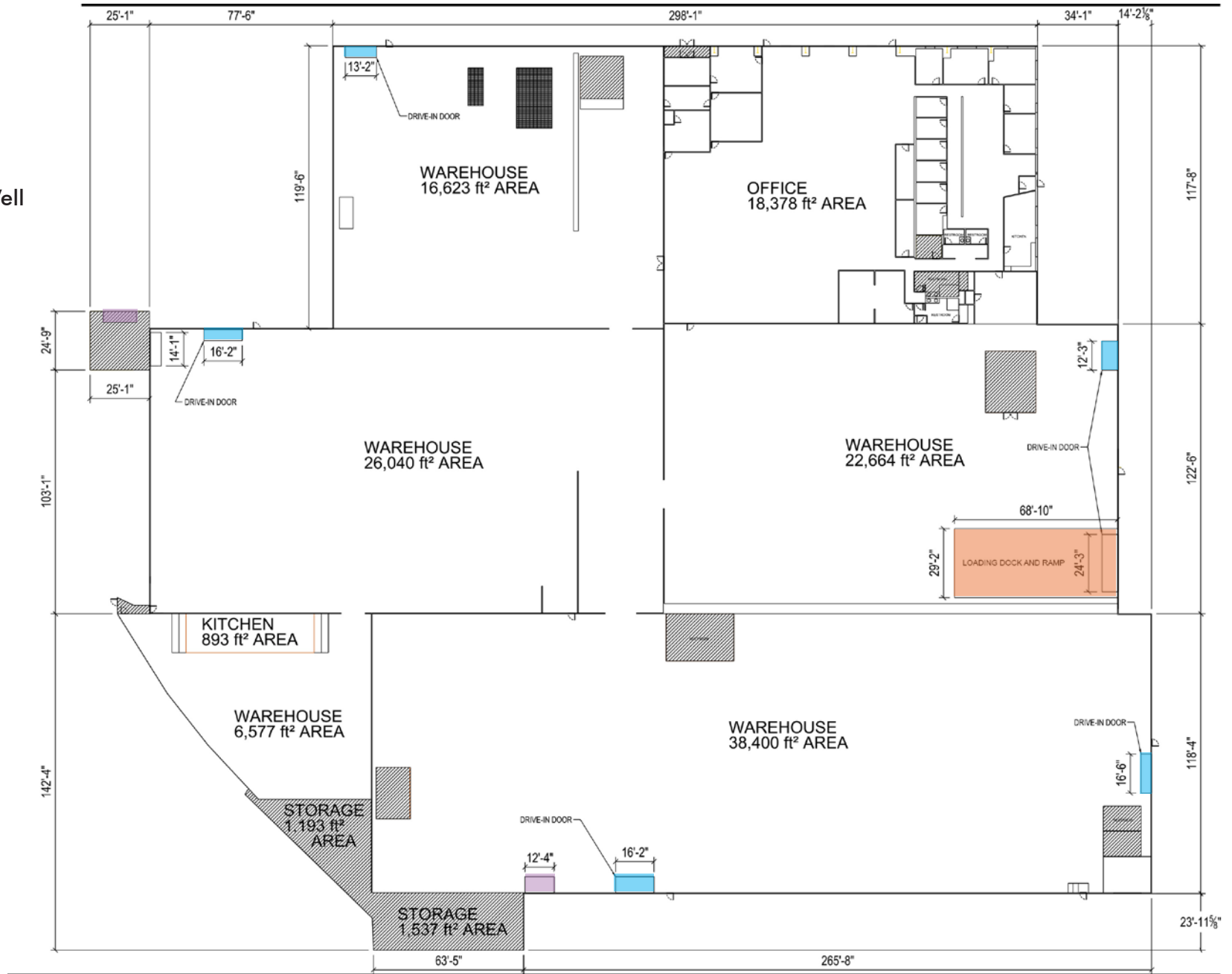
# 200 RIVERVIEW DRIVE

## KEY

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



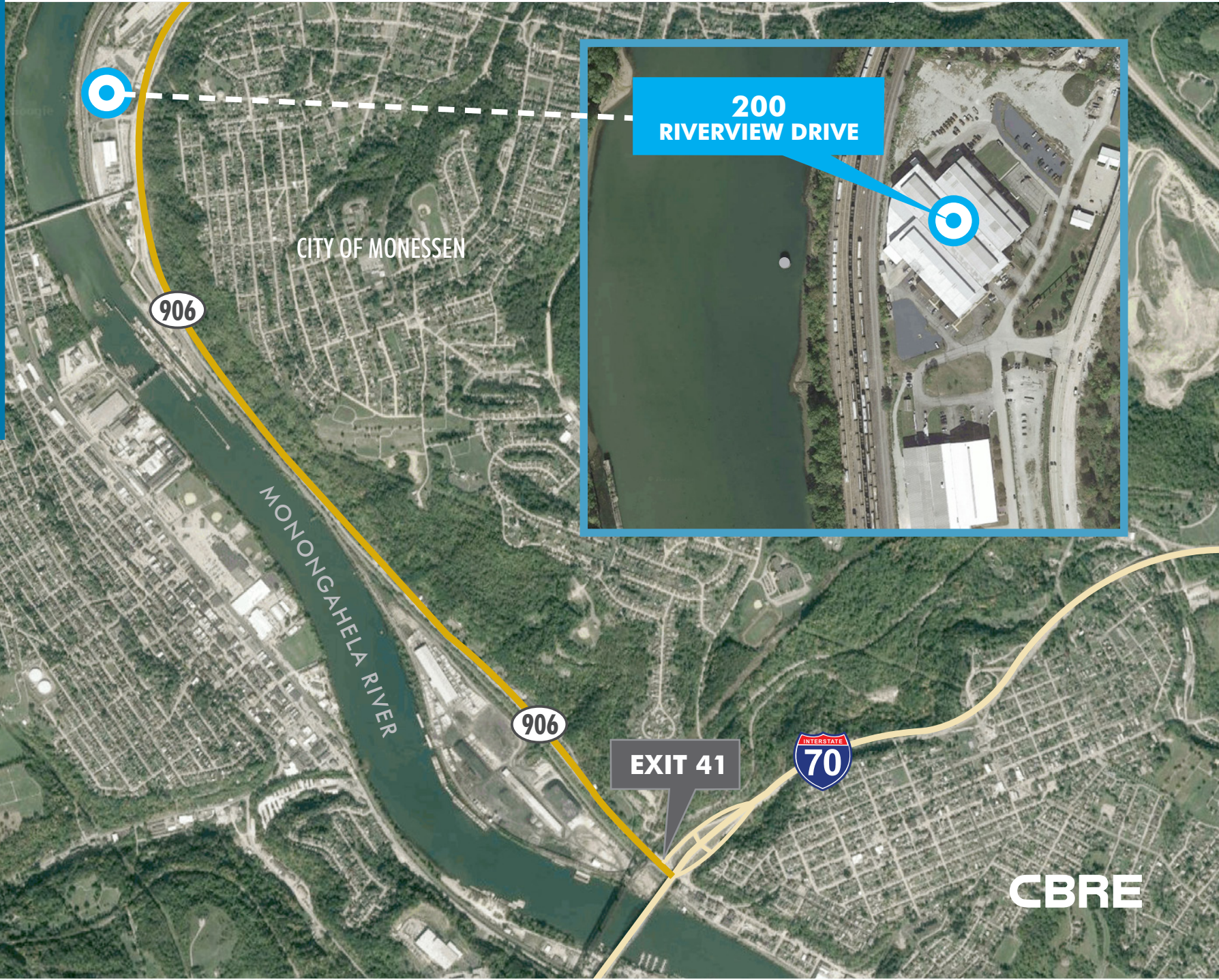
# FLOOR PLAN



# 200 RIVERVIEW DRIVE - OFFICE SPACE



**SITE AERIAL**



**200  
RIVERVIEW DRIVE**

**906**

**906**

**EXIT 41**

**INTERSTATE  
70**

**CBRE**

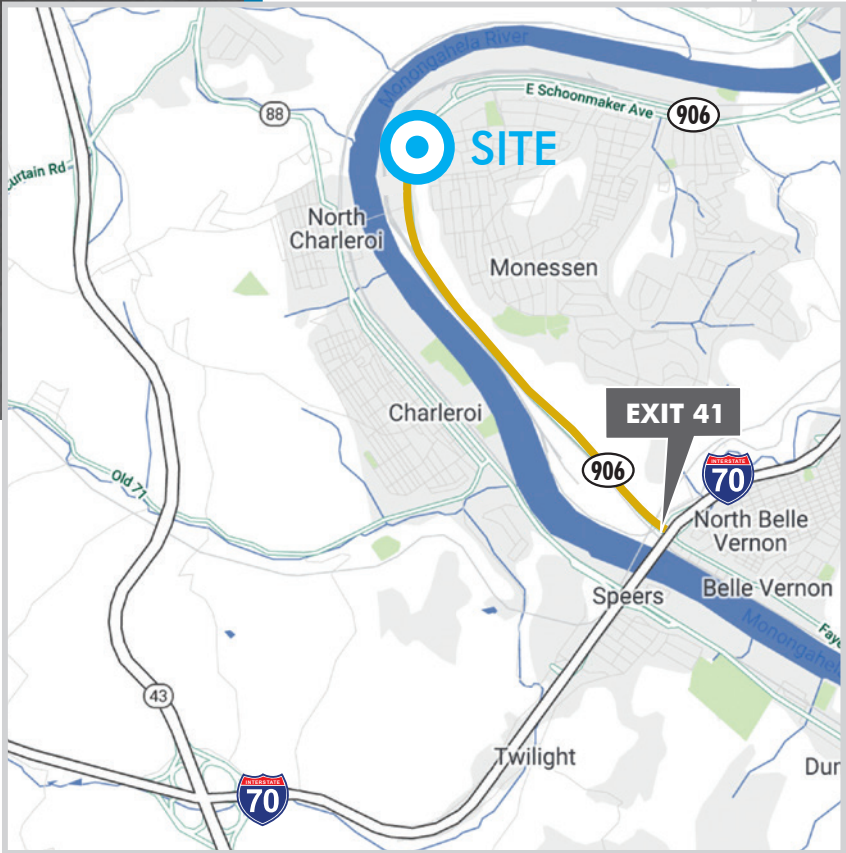
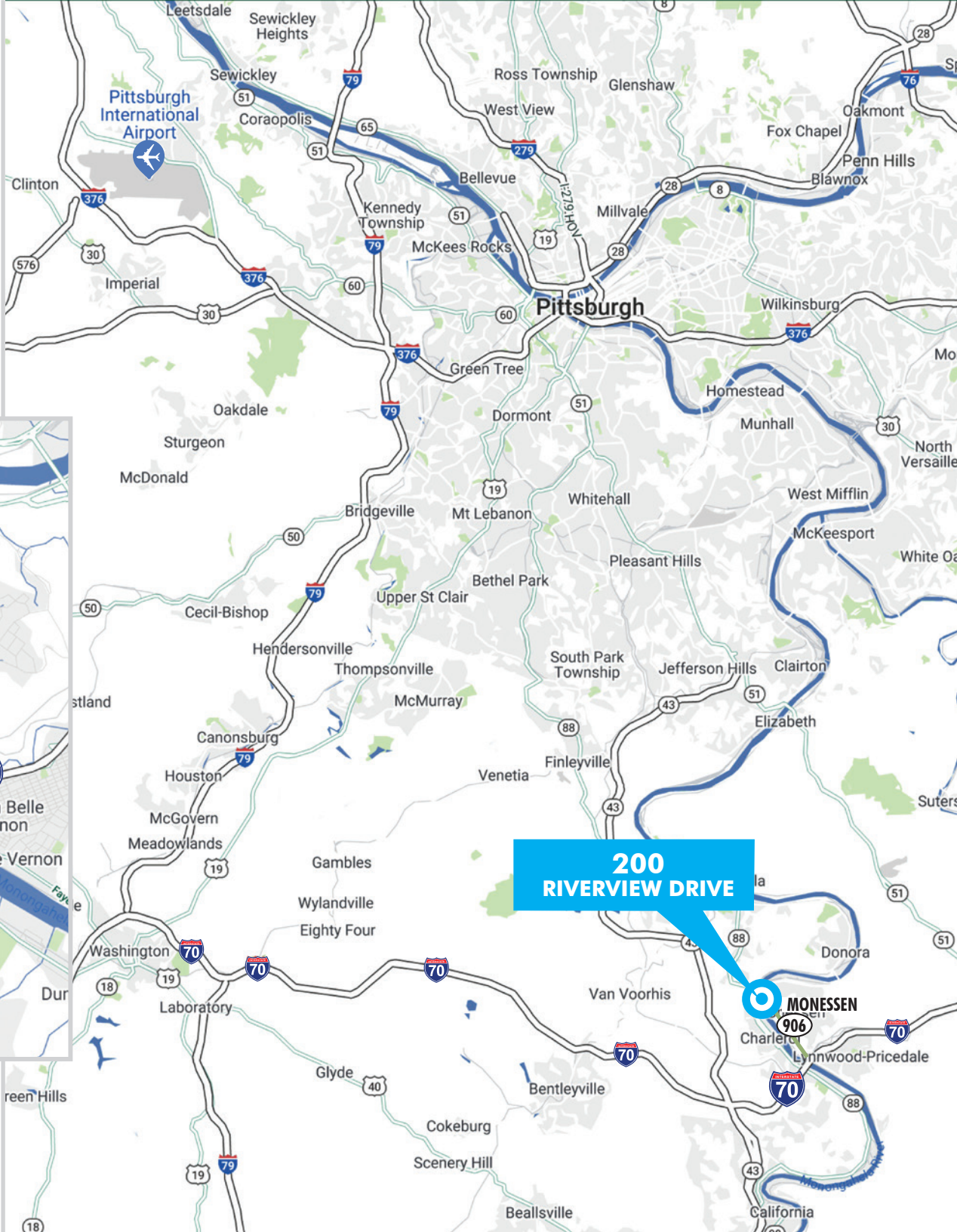


# LOCATION

## 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.



**200 RIVERVIEW DRIVE**

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