

INDUSTRIAL WAREHOUSE SPACE ALONG I-70 CORRIDOR

UP TO **131,782[±]** WITH
LAYDOWN YARD

FOR LEASE

200 RIVERVIEW DRIVE

BUILDINGS 210, 220, & 230



CBRE

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MONESSEN RIVERFRONT INDUSTRIAL PARK

MONESSEN, PENNSYLVANIA 15062

ROSTRAVER TOWNSHIP • WESTMORELAND COUNTY



BUILDING 210

BUILDING 230

BUILDING 220

PROPERTY HIGHLIGHTS

TOTAL AVAILABLE	131,782 SF +/-
TOTAL BUILDING SIZE	131,782 SF +/-
TOTAL ACREAGE	21.94 +/-
CEILING HEIGHT	28' Clear
DOCK DOORS	Two (2)
DRIVE-INS	Six (6) Total (3) 16'h x 12'w; (3) 14'h x 16'w
CRANES	Four (4) Total 5-Ton each
ELECTRICAL	12.5 kV Voltage on Site
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



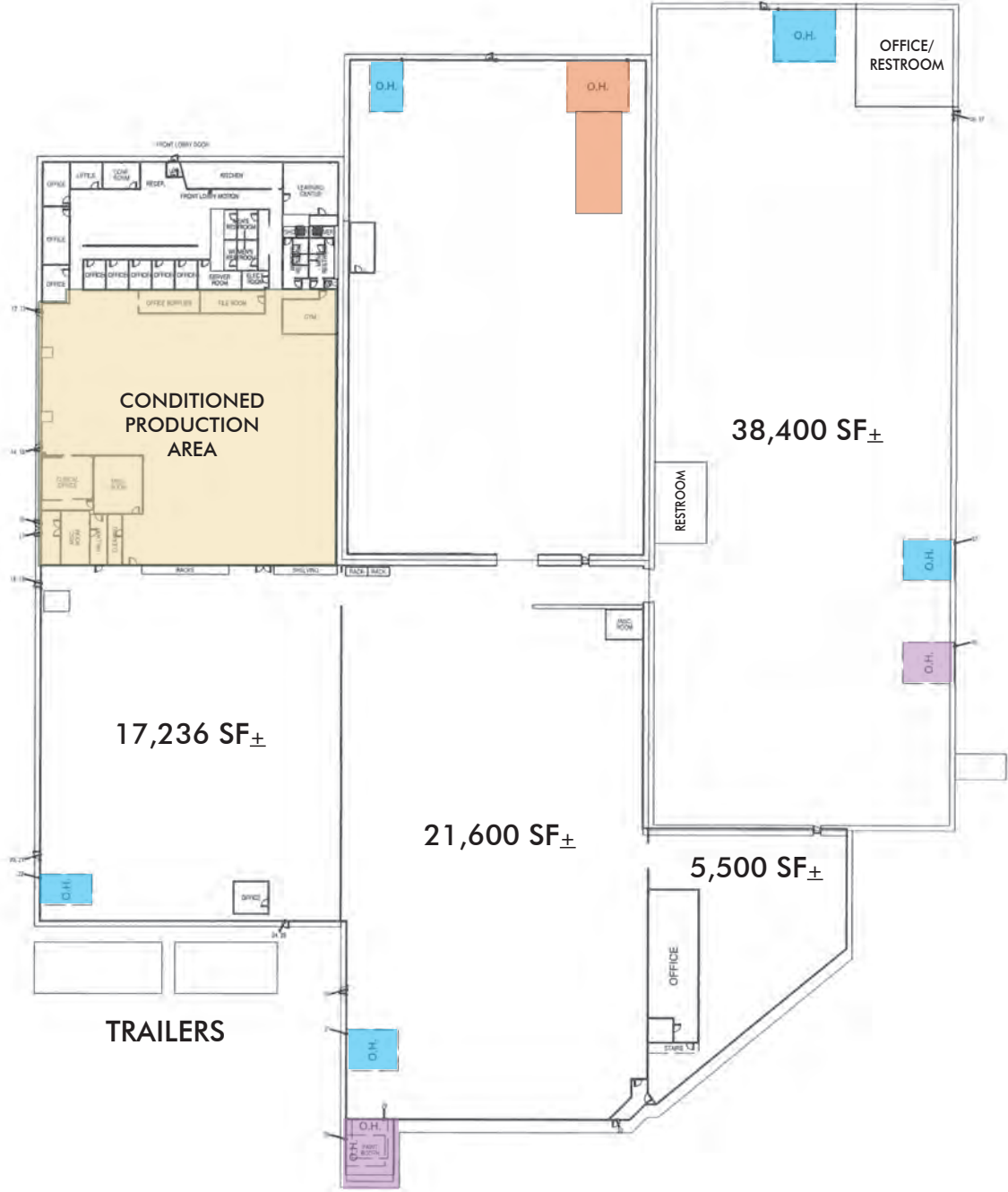
ADDITIONAL 2.5 ACRES_± OUTDOOR STORAGE AVAILABLE

200 RIVERVIEW DRIVE

SITE PLAN

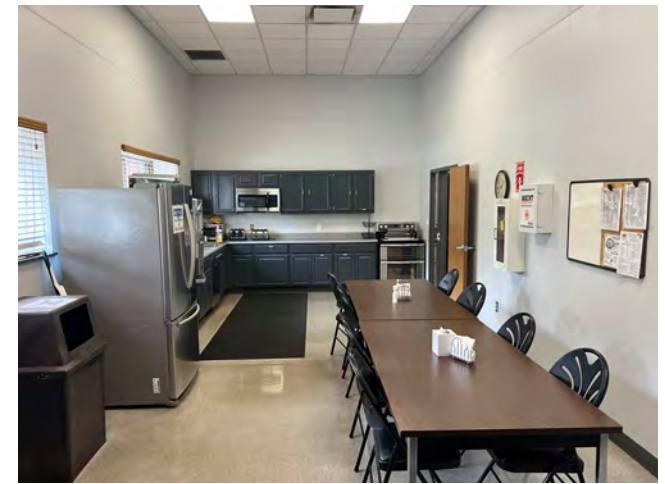


FLOOR PLAN



- KEY**
- DRIVE-IN DOOR
 - INTERNAL TRUCK WELL
 - DOCK

200 RIVERVIEW DRIVE - OFFICE SPACE



SITE AERIAL



**200
RIVERVIEW DRIVE**

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.



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