

For Sale / For Lease

# 1103 Donner Avenue

MONESSEN, PA 15062

ROSTRAVER TOWNSHIP / WESTMORELAND COUNTY

7,200 SF<sub>±</sub>

Office & Warehouse Space  
Available Immediately

For Lease: \$8.50 PSF NNN

For Sale: \$600,000



## Property Highlights

- + Building Size: 7,200 SF<sub>±</sub>
- + Grade Level
- + Lot size: 110' x 440'

- + 1.18 Acres<sub>±</sub>
- + Can be used as office, warehouse, showroom, or conference center

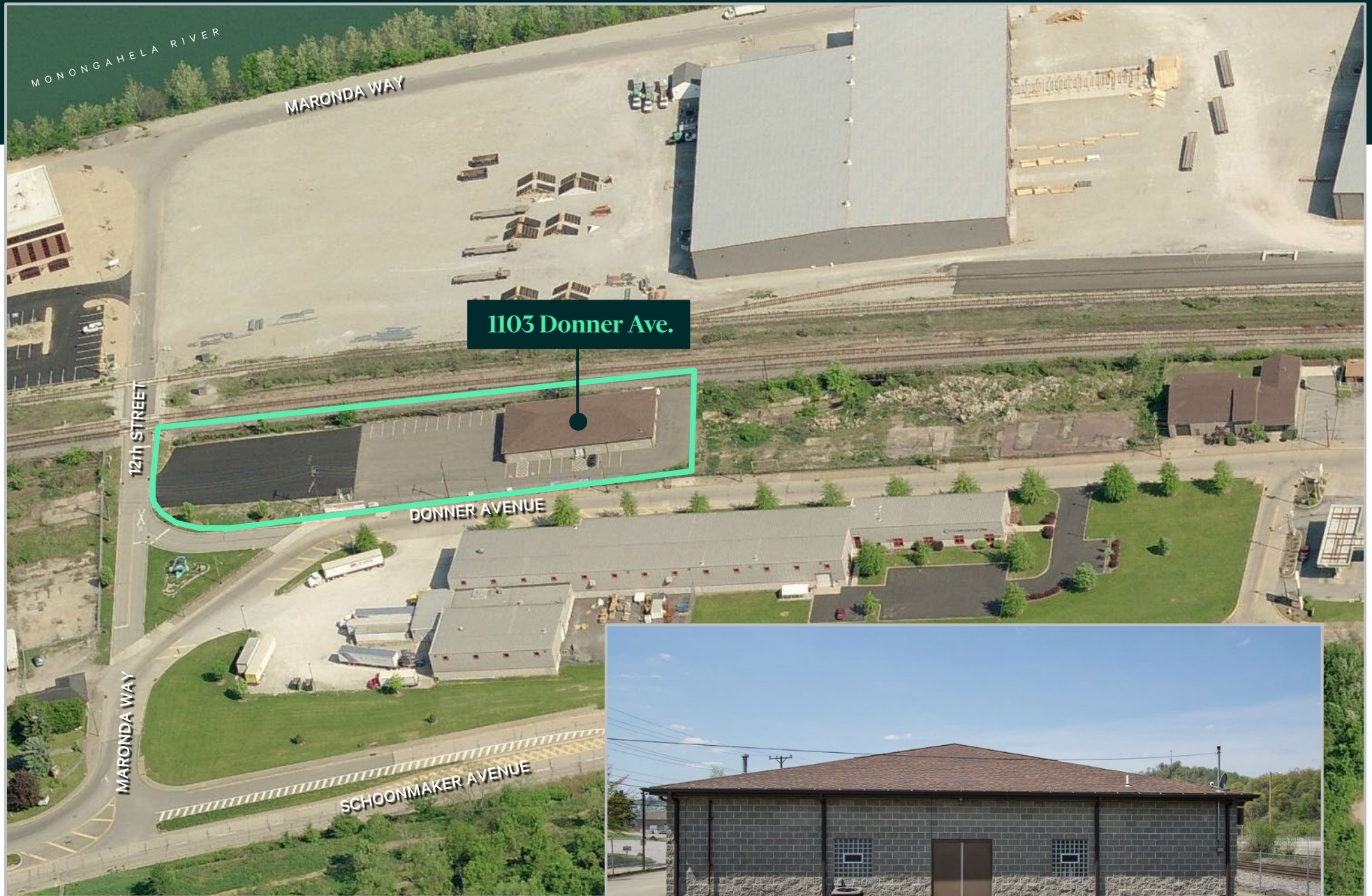


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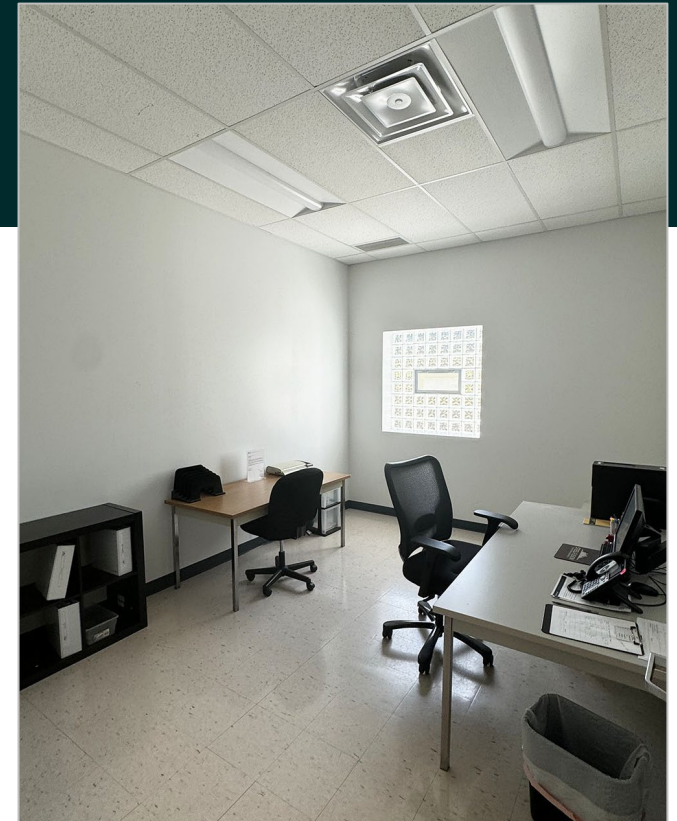
**CBRE**



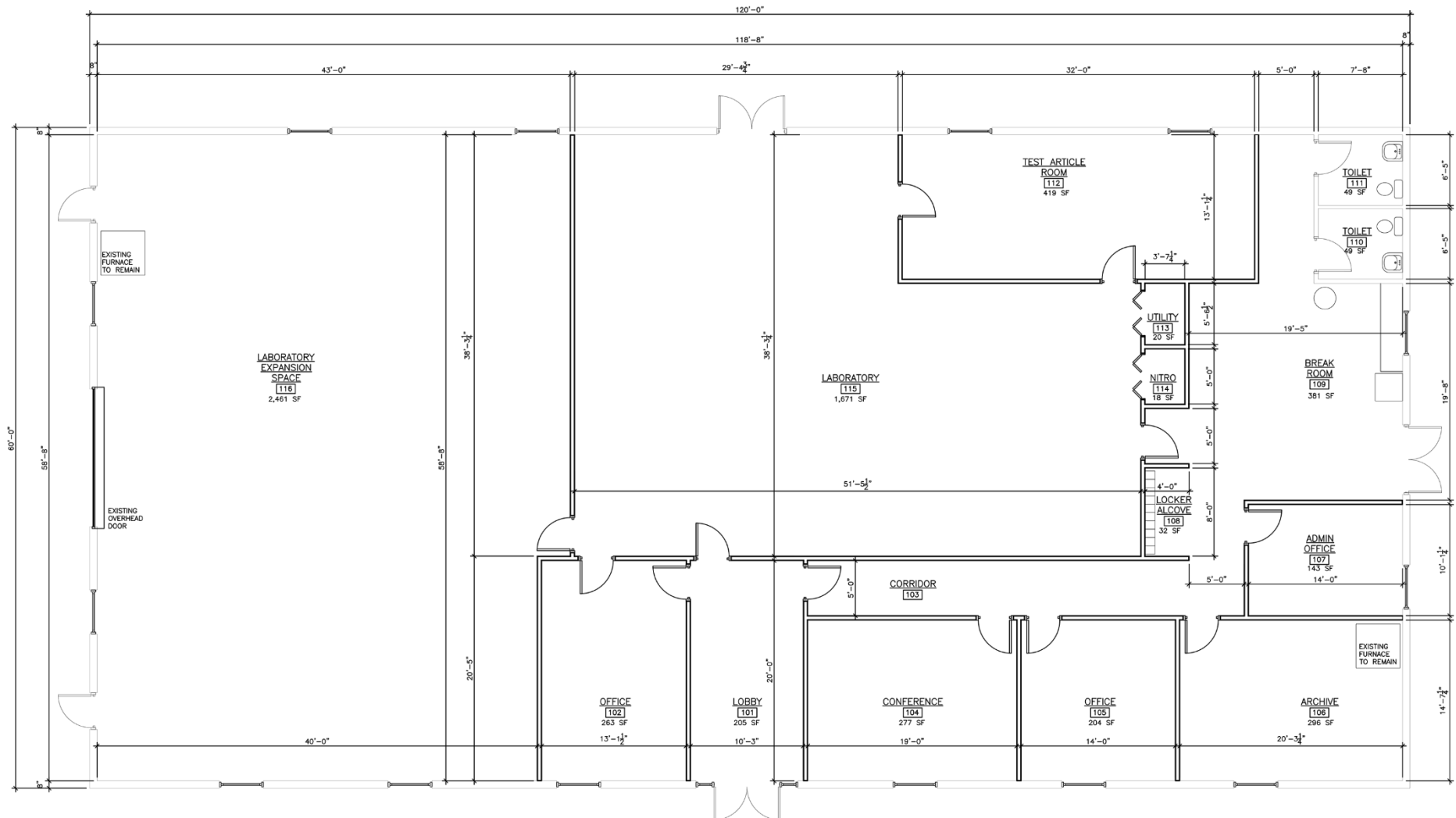
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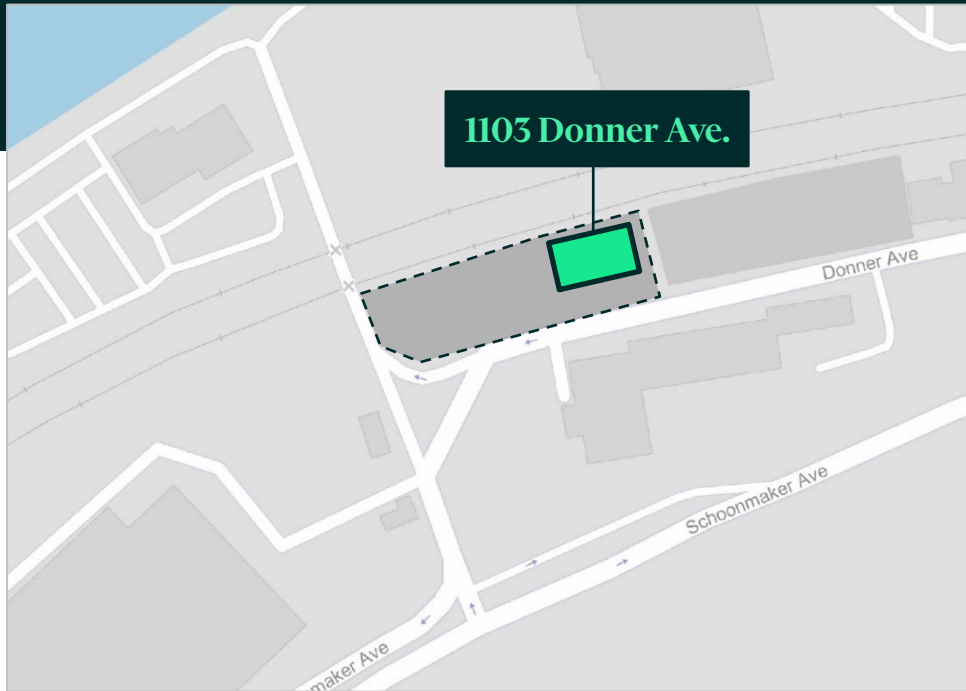
301 Grant Street, Suite 4000  
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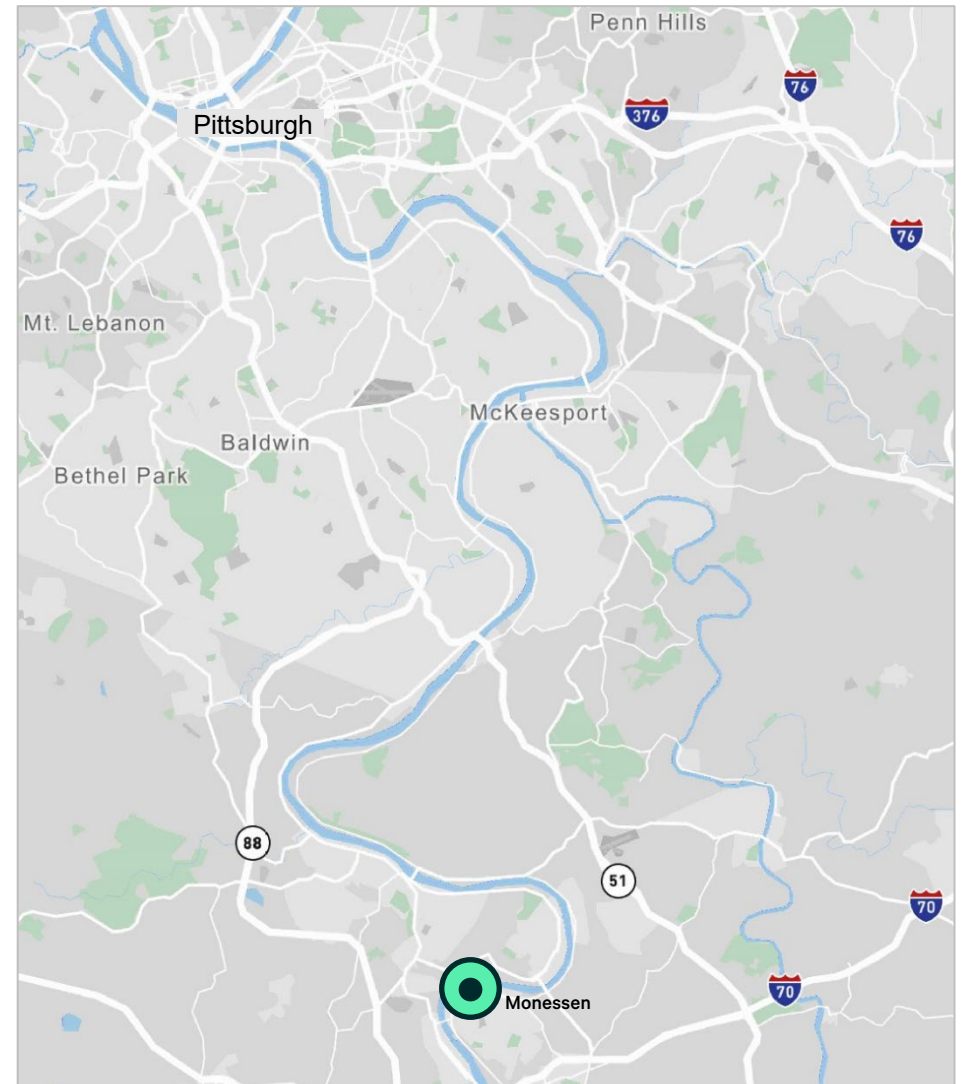
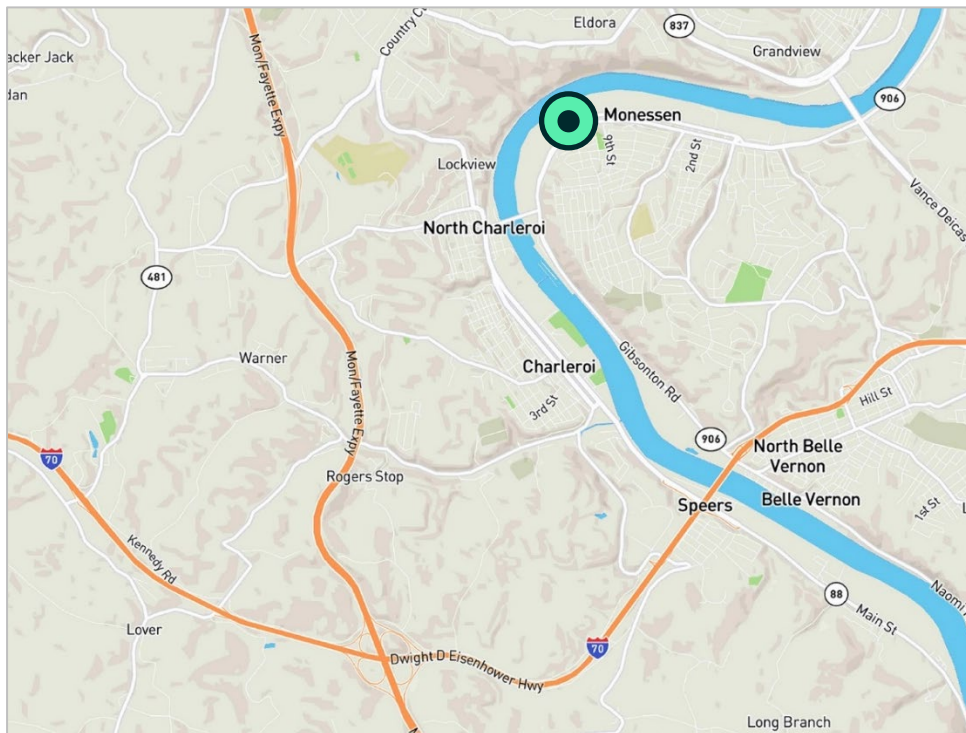
# Floor Plan





## Location / Highway Access

- + Route 43 – 7.5 miles
- + Route 51 – 7 miles
- + Interstate 70 – 3.8 miles (Exit 42A)
- + Approx. 50 minutes / 30 miles to Pittsburgh



# Aerial

