

CBRE

FOR SALE: \$3,195,000

1000
—  —
SHEFFIELD
— STREET —

WASHINGTON, PA 15301

43,575 SF_±
TOTAL
(TWO BUILDINGS)

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PROPERTY SPECS

1000
SHEFFIELD
STREET

37,627 SF $\pm$

MAIN FACILITY



TOTAL BUILDING SIZE:

37,627 SF $\pm$



OFFICE SPACE:

2,700 SF $\pm$



DRIVE-IN DOORS:

4

(3) 12'w x 14'h
(1) 10'w x 10'h



DOCK DOORS:

2

WITH EDGE OF
DOCK LEVELERS

1

DOCK PLATFORM
WITH EDGE OF
DOCK LEVELERS
(12'w x 14'h Door)



PEAK HEIGHT:

Main Facility

32' AVERAGE



ZONING:

M-1 / M-2 / C-3 / R-3 /
Mixed Use District



POWER:

4,000 AMP

480V/277, 3-Phase, 4-Wire



OUTDOOR STORAGE:

1 Acre $\pm$

- **TOTAL LAND SIZE:** 4.07 $\pm$ ACRES
- **PARCEL ID:** 20-011-07-01-0021-00

- **CRANE INFRASTRUCTURE:** IN PLACE
* Structural condition to be verified by buyer
- **YEAR BUILT:** 1960s, Renovated in 2010s

- **HEATING:** GAS-FIRED RADIANT HEAT (Half of Building)
- **SPRINKLER TYPE:** DRY ORDINARY HAZARD SYSTEM II

PROPERTY SPECS

1000
SHEFFIELD
STREET



STORAGE FACILITY



BUILDING SIZE:

5,948 SF±



DRIVE-IN DOOR:

1



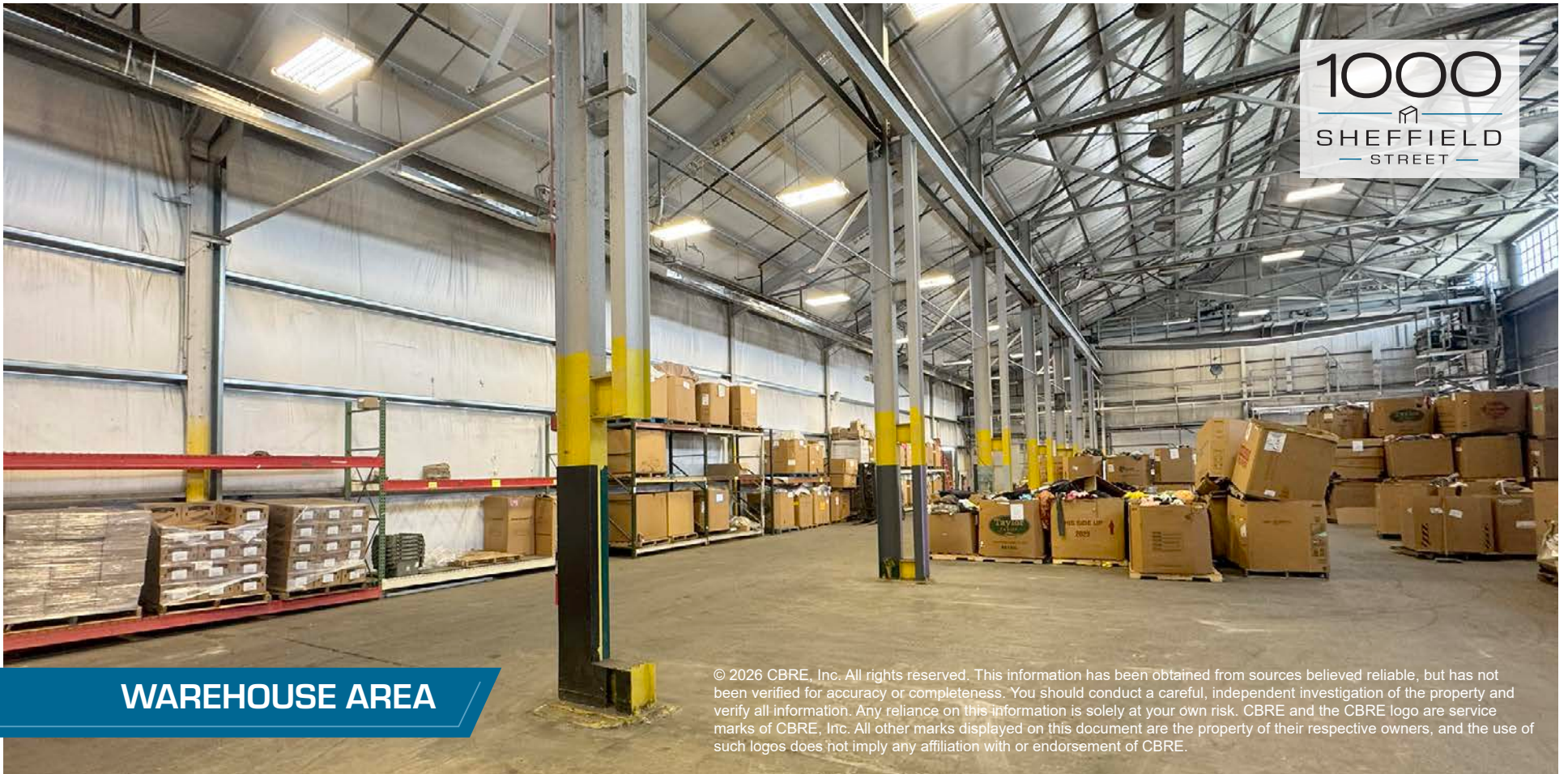
PEAK HEIGHT:

22' AVERAGE



ZONING:

**M-1 / M-2 / C-3 / R-3 /
Mixed Use District**



WAREHOUSE AREA

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1000 SHEFFIELD STREET

WASHINGTON, PENNSYLVANIA 15301 • WASHINGTON COUNTY



DEAN'S
WATER SERVICE INC.



EXIT 16



SHEFFIELD STREET



5,948 SF±

JESSOP PL.

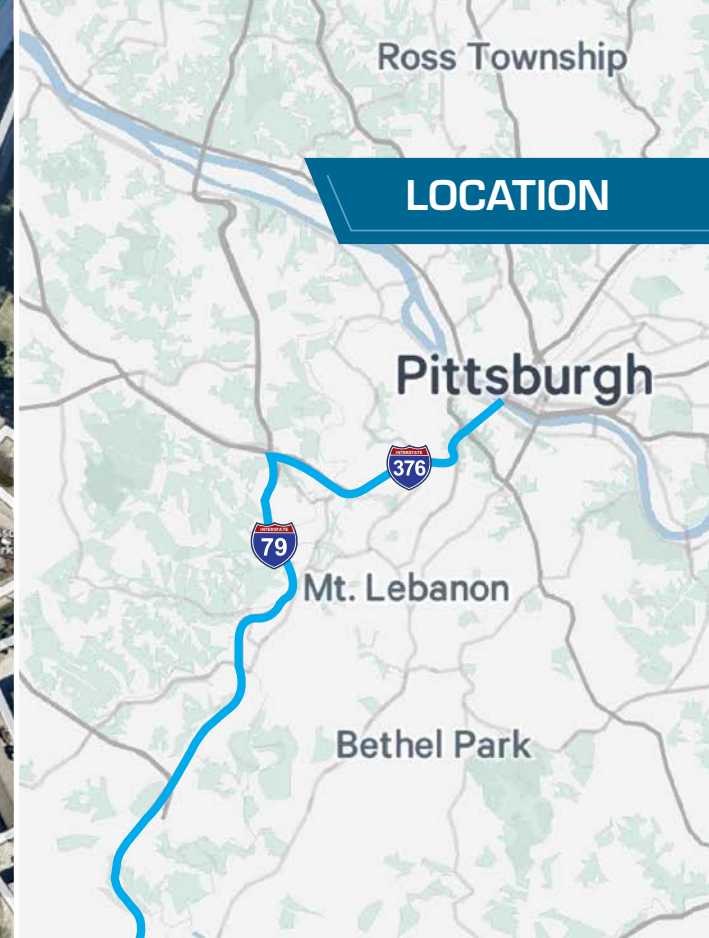
37,627 SF±

SHEFFIELD STREET

FINDLAY STREET

JESSOP
COMMUNITY
FCU





EXCELLENT ACCESS TO I-70:
2 MINUTES / 0.3 MILE



CLOSE TO I-79:
3 MINUTES / 1.9 MILES



PITTSBURGH INTERNATIONAL AIRPORT:
34 MINUTES / 33.7 MILES



DOWNTOWN PITTSBURGH:
39 MINUTES / 29.3 MILES

