450 CRILE ROAD

9,060 SF ±

WAREHOUSE FACILITY

WASHINGTON, PA 15301

SOUTH STRABANE TWP. • WASHINGTON COUNTY



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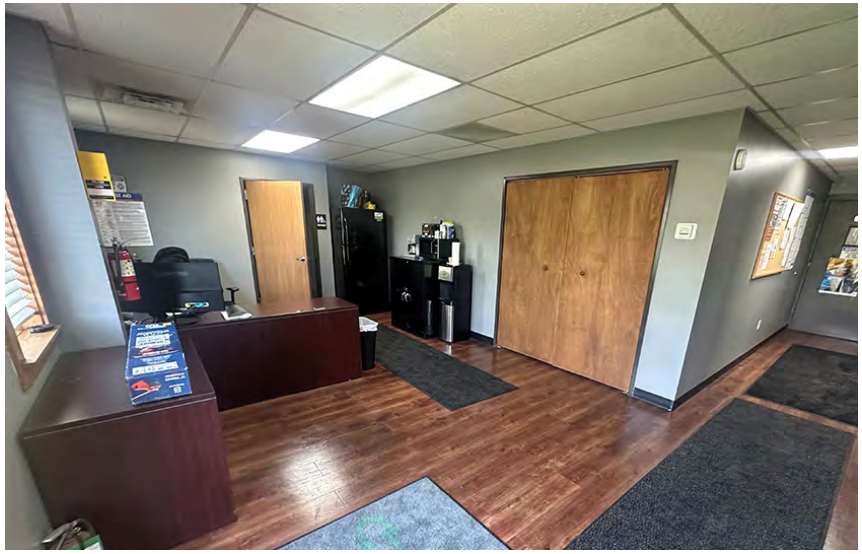
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PROPERTY HIGHLIGHTS

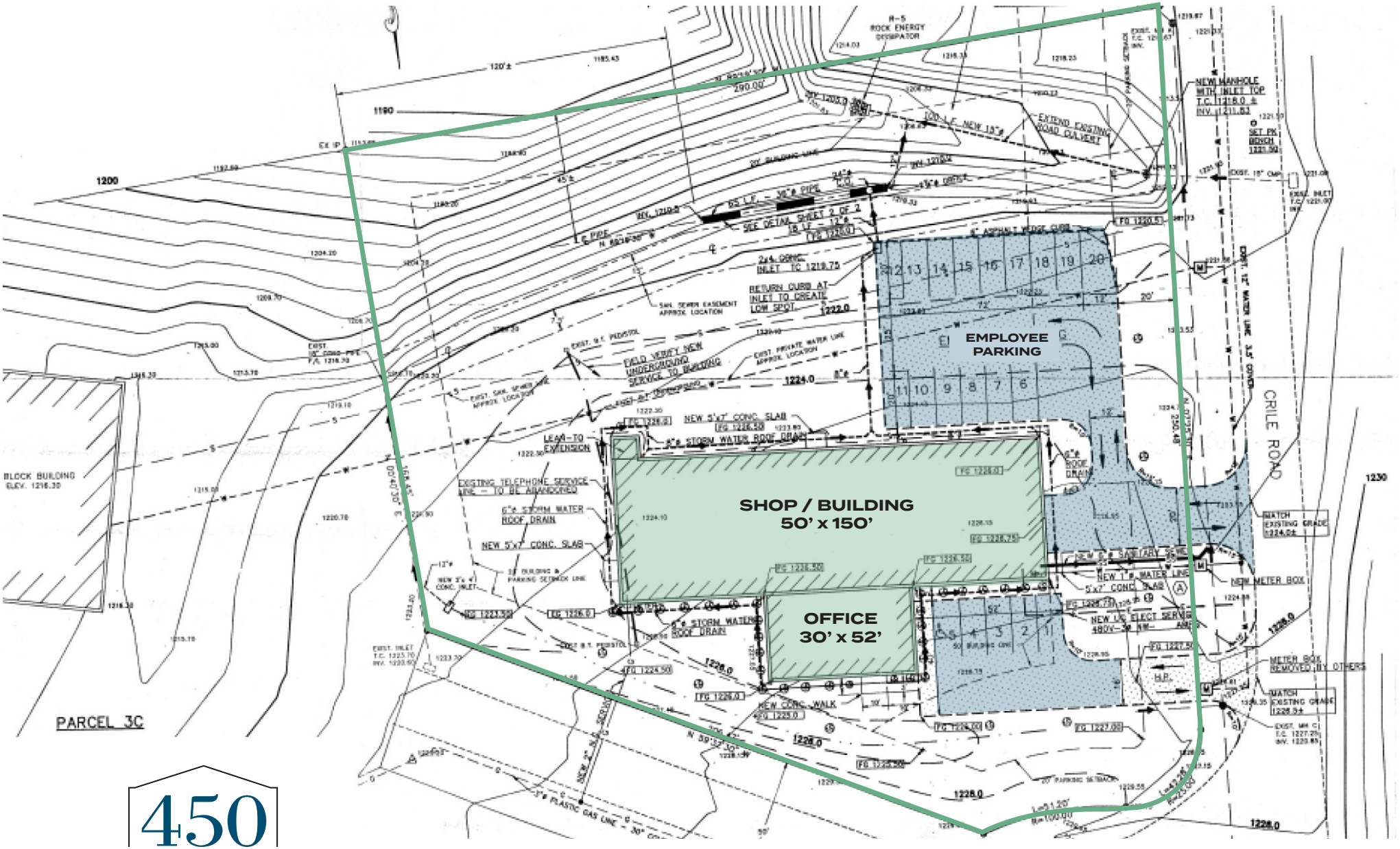




Building Size:	Warehouse Space: 7,500 SF± Office Space: 1,560 SF± **TOTAL AVAILABLE: 9,060 SF±**
1.488± acre lot	
Fenced lay-down yard	
24’ clear high bay roof	
Two (2) drive-through doors (12’w x 14’h)	
One (1) 10-ton crane & One (1) 7.5-ton crane	
480-Volt, 800-Amp electric service	
Zoning: (I-1) Light Industrial District	



SITE SURVEY

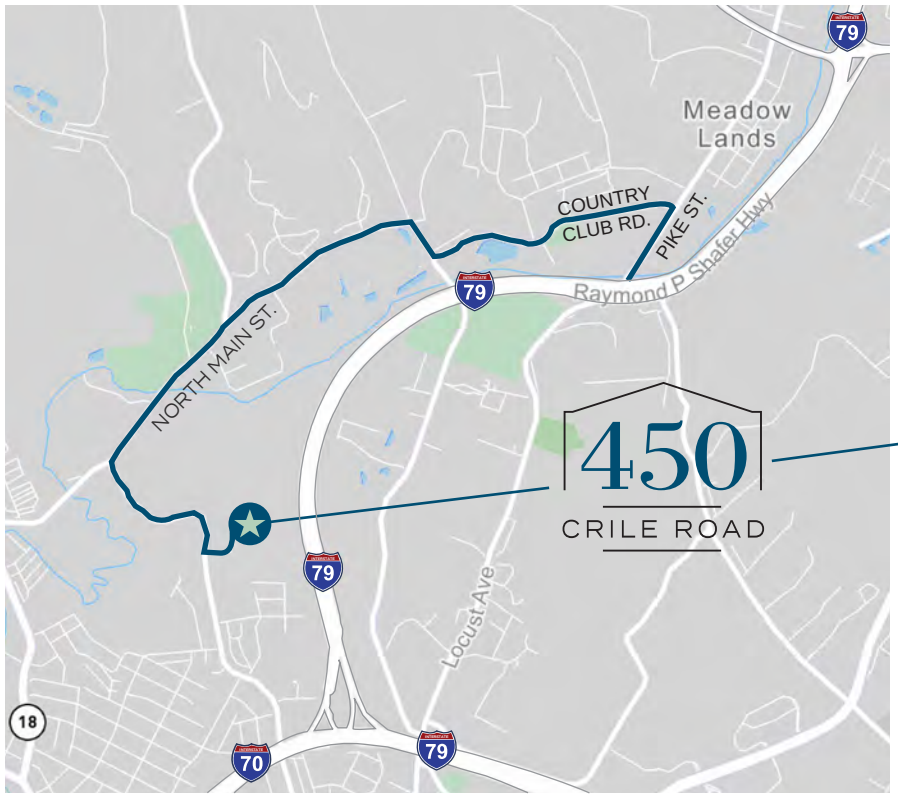


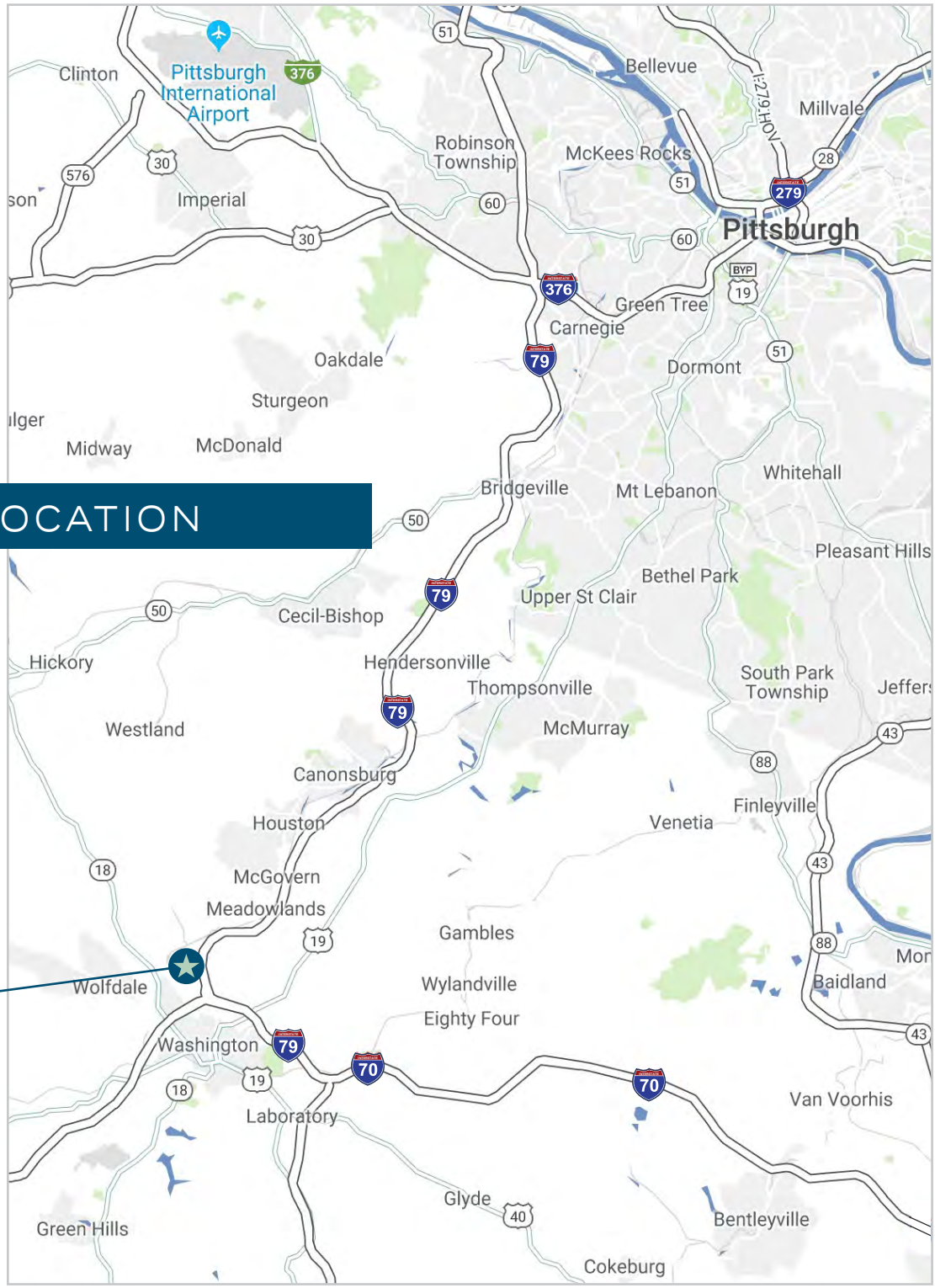
450 CRILE ROAD

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CRILE ROAD

LOCATION


Meadow Lands
COUNTRY CLUB RD.
PIKE ST.
Raymond P Shafer Hwy
NORTH MAIN ST.
Locust Ave
79
70
18
450
CRILE ROAD


Clinton
Pittsburgh International Airport
376
Bellevue
Millvale
279
Robinson Township
McKees Rocks
Imperial
Pittsburgh
Green Tree
Carnegie
Oakdale
Sturgeon
Midway
McDonald
Dormont
Bridgeville
Mt Lebanon
Whitehall
Pleasant Hills
Bethel Park
Upper St Clair
Cecil-Bishop
Hickory
Hendersonville
Thompsonville
South Park Township
Westland
McMurray
Canonsburg
Houston
Venetia
Finleyville
McGovern
Meadowlands
Gambles
Wylandville
Eighty Four
Wolfdale
Washington
Baidland
Laboratory
Van Voorhis
Glyde
Bentleyville
Green Hills
Cokeburg

LOCATION AERIAL

- Less than 5 minutes / 2 miles to Washington, PA
- 26 minutes / 17 miles to Bridgeville via I-79
- 40 minutes / 30 miles to downtown Pittsburgh
- 6 minutes / 1.8 miles to I-79 via Donnan Avenue & N. Main Street

Travel time / distance is approximate



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