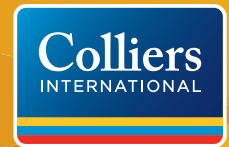


FOR SALE OR LEASE > 45,050 SF INDUSTRIAL | CRANE COVERED



One Todd Drive

BURGETTSTOWN (WASHINGTON COUNTY), PA 15021
WITHIN STARPOINTE BUSINESS PARK

SALE PRICE: \$3,400,000
LEASE RATE: \$6.75 / SF; NNN



Property Information

- > 45,050 SF | 5.7 Acres
 - 39,800 SF Warehouse
 - 5,250 SF Office
- > Single story manufacturing and office building
- > Built in 2008
- > Ceiling height 24' under hook | 35' at eve
- > One (1) dock door (8' X 10')
- > Two (2) drive in doors
- > Two (2) 15 ton overhead cranes
- > Ten (10) Jib cranes (1/2 and 1 ton)
- > Electric: 1200 amp service | 3 phase
- > Gas: 8,000 CFH @ 10 PSI
- > Sprinkler: Dry system
- > Radiant heat in warehouse
- > T5 lighting in warehouse



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> UTILITY PROVIDERS:

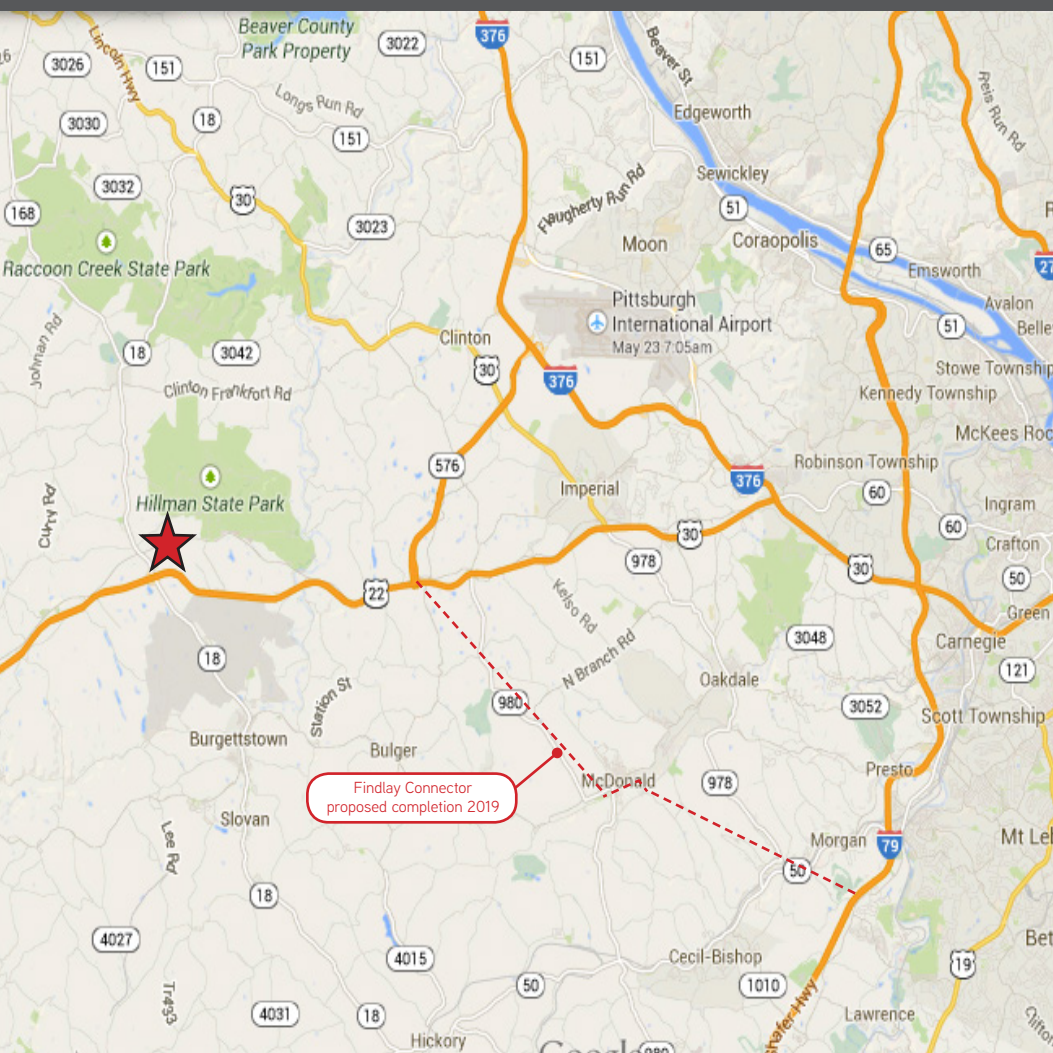
- Gas: Columbia Gas
- Electric: Allegheny Power
- Water: Pennsylvania American Water
- Sewage: Hanover Township Sewer Authority

> REAL ESTATE TAXES:

- Tax ID: 340-36-1-00-2
- Assessed Value: \$257,232
- 2016 Tax Bill: \$43,778.32

> ACCESS:

- 10 Miles from the Pittsburgh International Airport
- Easy access to I-79 & I-376
- 20 miles from the Shell Cracker Plant



Contact

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

