

FOR SALE OR LEASE > 40,874 SF FLEX SPACE - SUBDIVIDABLE



Sheffield Business Center

175 SHEFFIELD DRIVE, DELMONT, PA 15626 WESTMORELAND COUNTY



Property Information

Total Building Square Footage: 59,900 SF

Available Space: +/- 16,346 SF with 2,500 SF Office

Available Space: 24,528 SF Office/Lab/Light Manufacturing & Warehouse

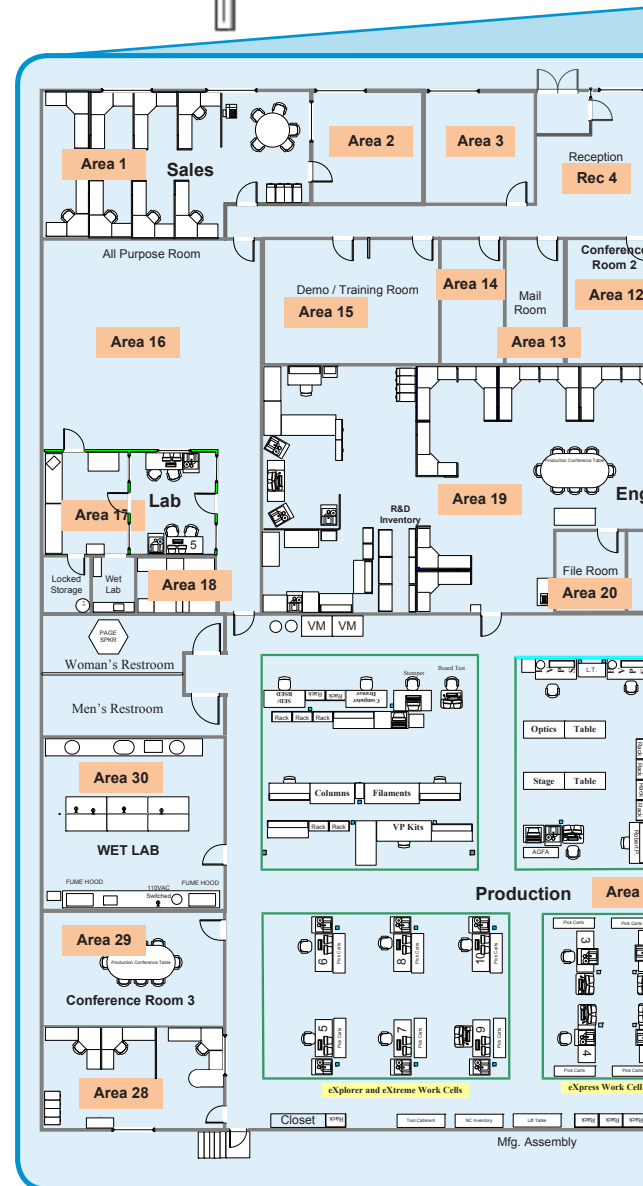
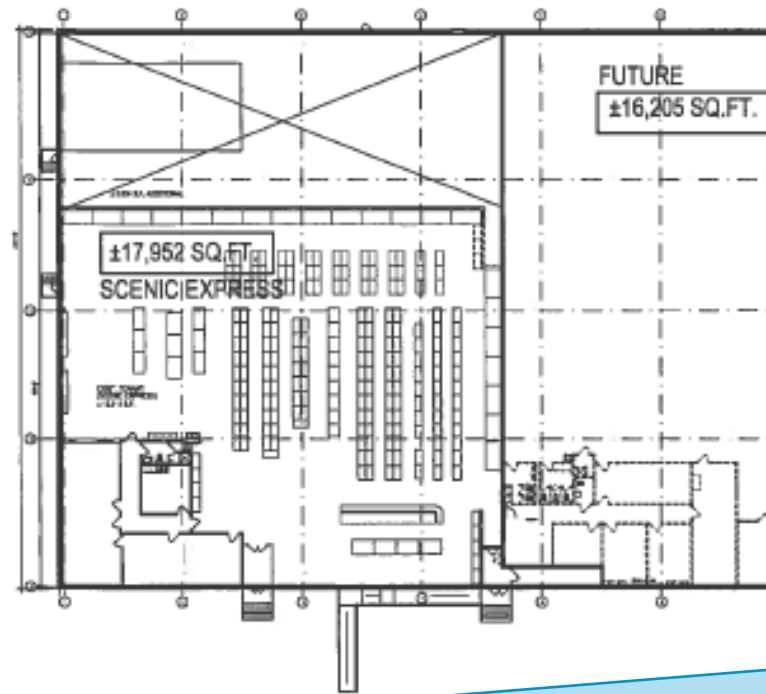
- > Steel beam and corrugated metal panel
- > Ample employee parking and truck staging
- > Dock high door(s)
- > Three ton crane
- > 16' clear ceiling height
- > Three (3) drive in doors
- > Located at the intersection of Route 22 and Route 66 in Westmoreland County

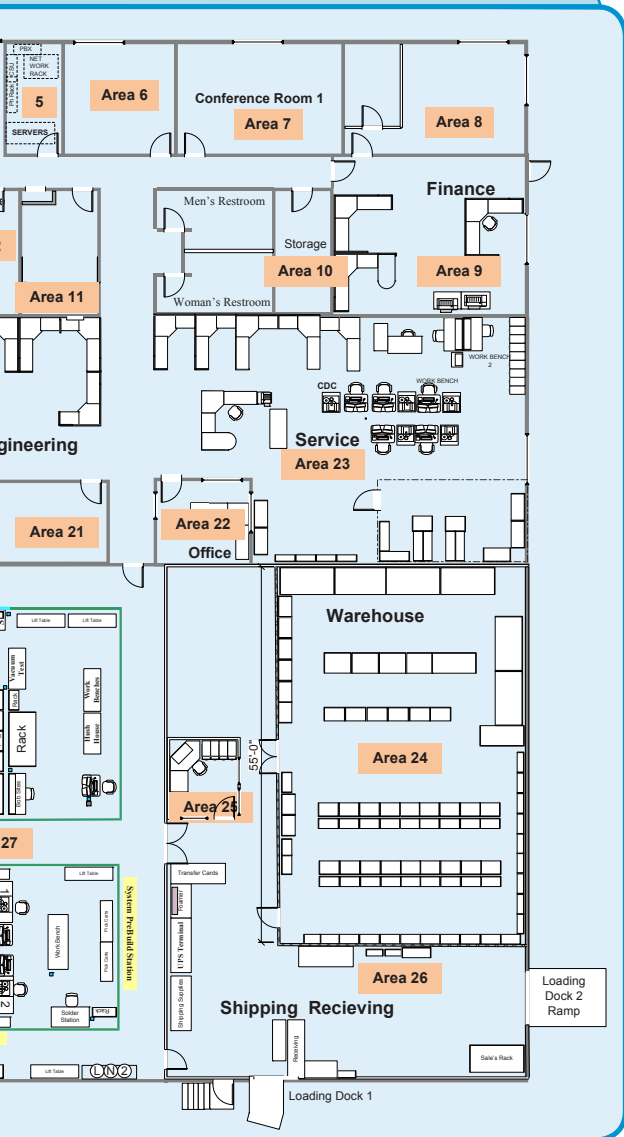
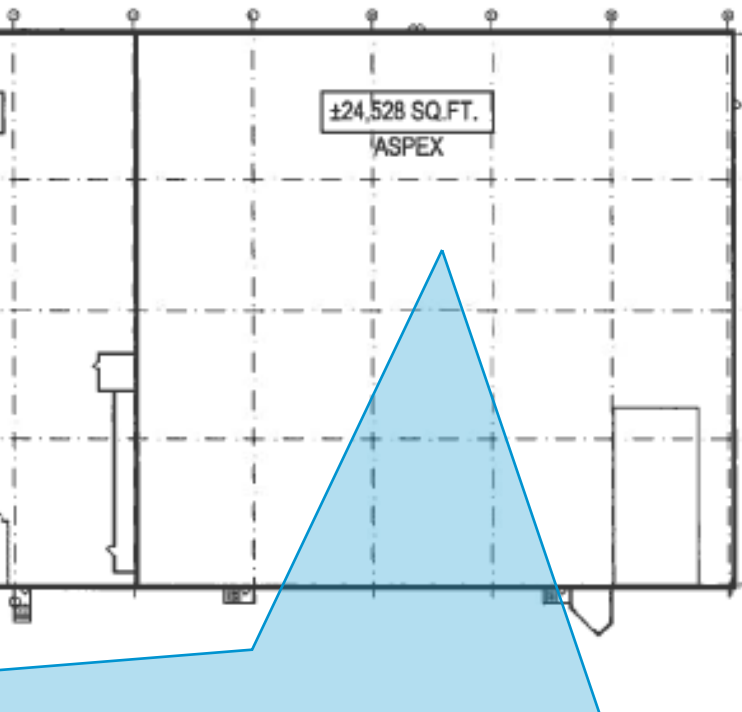
SALE PRICE:
\$2,900,000

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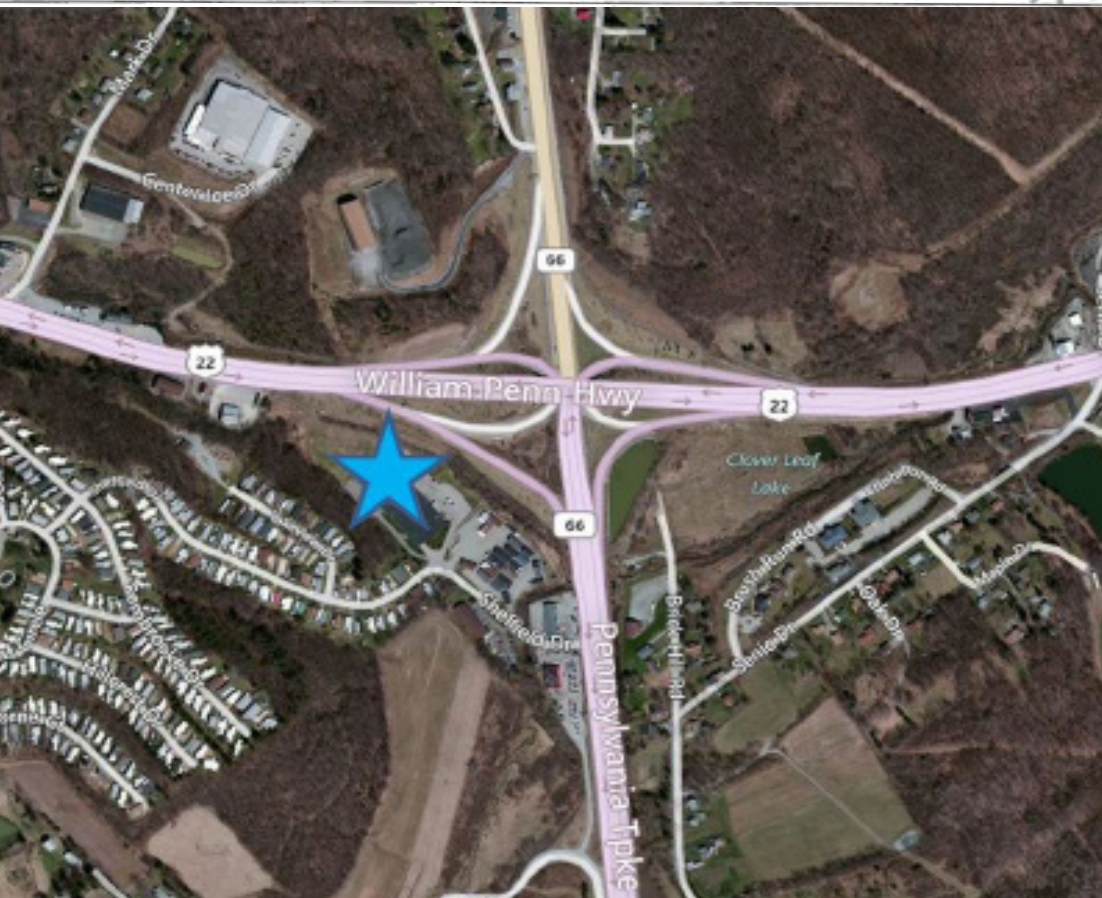


Office



Warehouse





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