

FOR SALE/LEASE

Colliers

740 Greensburg Rd, New Kensington, PA 15068



PROPERTY FEATURES:

- **Building 1: 5,460 SF, two (2) story stone/aluminum siding structure**
 - 1st Floor: 3,360 SF
 - Drive through maintenance area: 11' clear height
 - Two (2) (10' x 10') grade level doors
 - Locker room/Breakroom/Storage
 - 2nd Floor: 2,100 SF
 - Multiple offices, restrooms, and a full kitchen
 - A/C throughout
 - **Building 2: 10,000 SF single story insulated structure**
 - 16' clear height
 - Five (5) grade level doors: 4 (14'x14') and 1 (14'x16')
 - Radiant heat
 - LED lighting
 - 600 SF mezzanine A/C office area
 - **Quonset Hut: 7,000 SF**
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- All public utilities/220V, 3-Phase Power
 - Zoned M-1: Restricted Industrial District (Light Manufacturing)
 - Frontage: 289'/3.5 acres/LED lighting
 - Real Estate Taxes: \$13,000
 - Ideal for contractor's HQs, building material sales, self-storage development, machine shops, manufacturing, assembly, and repair
 - Survey and floor plans available

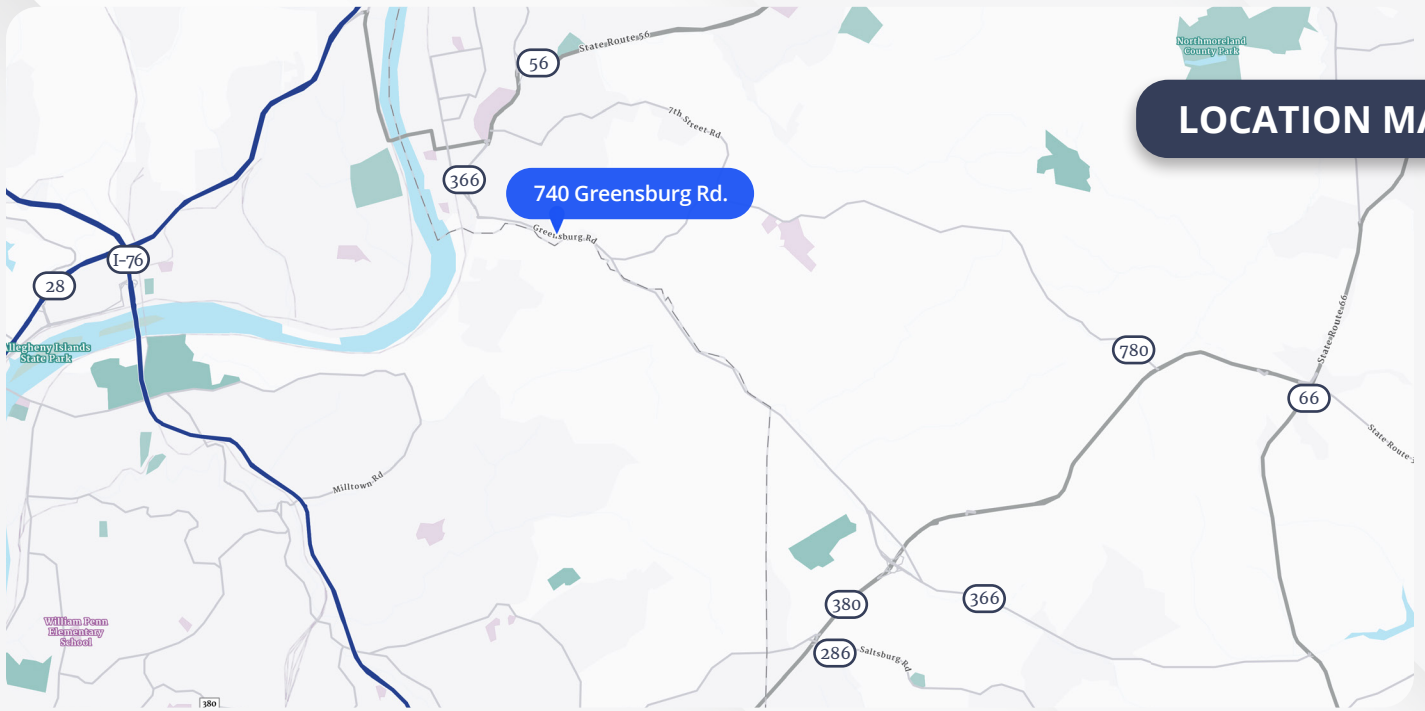


CONTACT:

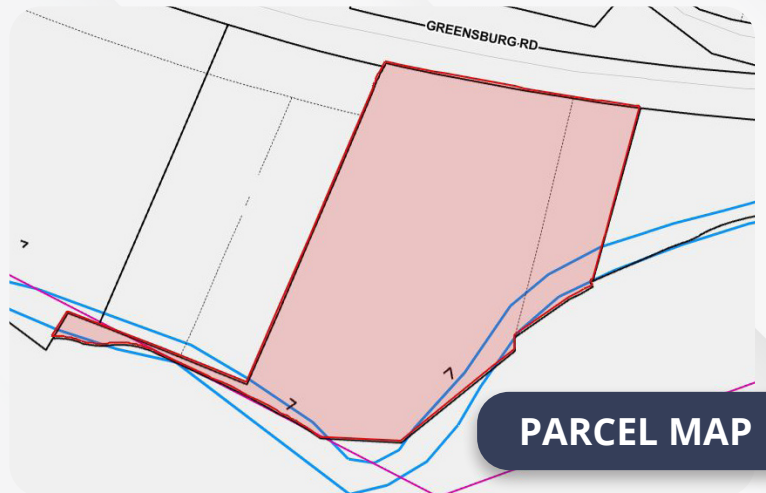


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LOCATION MAP



PARCEL MAP



WAREHOUSE SPACE