416 PITTSBURGH CIRCLE, ELLWOOD CITY, PA 16117

For Sale or Lease

46,182 SF BUILDING & 2.57 AC LOT







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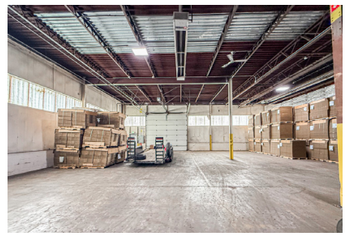
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Industrial opportunity *in the heart of* Ellwood City

2.57 ACRES (5 LOTS)
46,182 SF BUILDING (SUBDIVIDABLE)
ZONED INDUSTRIAL
2 DOCK DOORS
2 DRIVE-IN DOORS (12'X14')
1 ELEVATED DOCK (2' HIGH)
PARKING & LAYDOWN YARD









Located at the corner of 3rd Street and Pittsburgh Circle in Ellwood City's downtown, this industrial property offers an accessible location with ample laydown yard and parking.

BUILDING FEATURES:

- New roof installation *(2018)*
- New radiant heat system *(2018)*
- Floor drains in warehouse *(2018)*
- LED lighting throughout *(2018)*
- 800 AMP, 3-phase power
- Predominantly 16'-17' clear

416 Pittsburgh Circle includes approximately 3,600 square feet of fully conditioned, in-place office space across the first and second floors.





Designated truck entry into 416 Pittsburgh Circle can be located at the corner of 4th Street and the intersecting railroad, while the designated truck exit is located at the corner of 3rd Street and Circle Way.

Drive-in doors are located along Pittsburgh Circle, while the building's dock doors can be accessed via frontage on 4th Street and in the building's rear lot.







Positioned *within 5 miles* of Route 18, I-376 *and* I-76

BENEFIT FROM EXCEPTIONAL ACCESS TO MULTIPLE OF PA'S MAJOR THROUGHWAYS.

416 Pittsburgh Circle is located just off of 2nd Street, which merges into Route 65 and connects to Route 286 in less than a mile from the property.













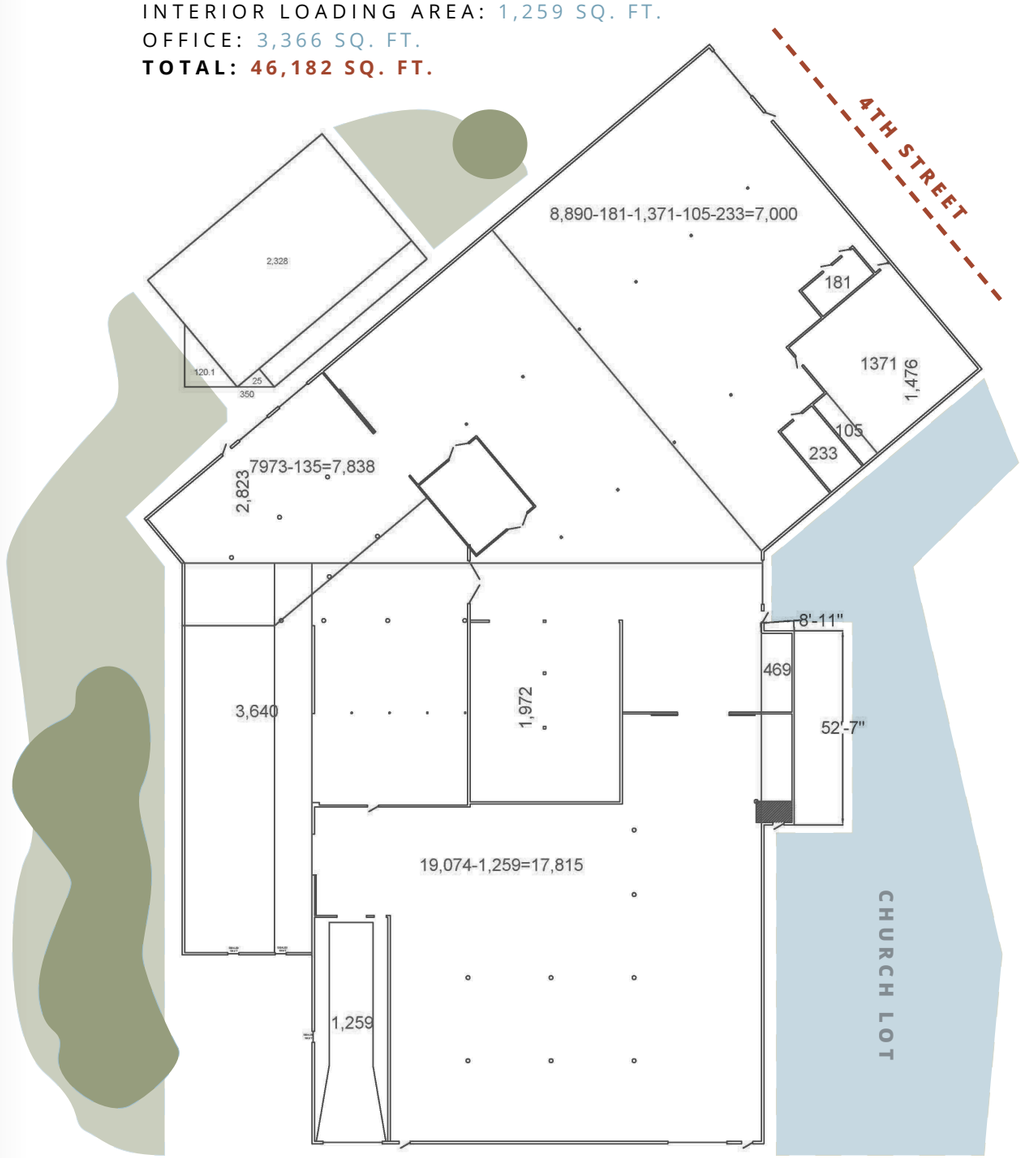




416 PITTSBURGH CIRCLE

Floor Plan

WAREHOUSE: 36,762 SQ. FT.
WAREHOUSE MEZZANINE: 4,795 SQ. FT.
INTERIOR LOADING AREA: 1,259 SQ. FT.
OFFICE: 3,366 SQ. FT.
TOTAL: 46,182 SQ. FT.



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Does this look like a fit for your business?

Get in touch with our listing team today!











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