

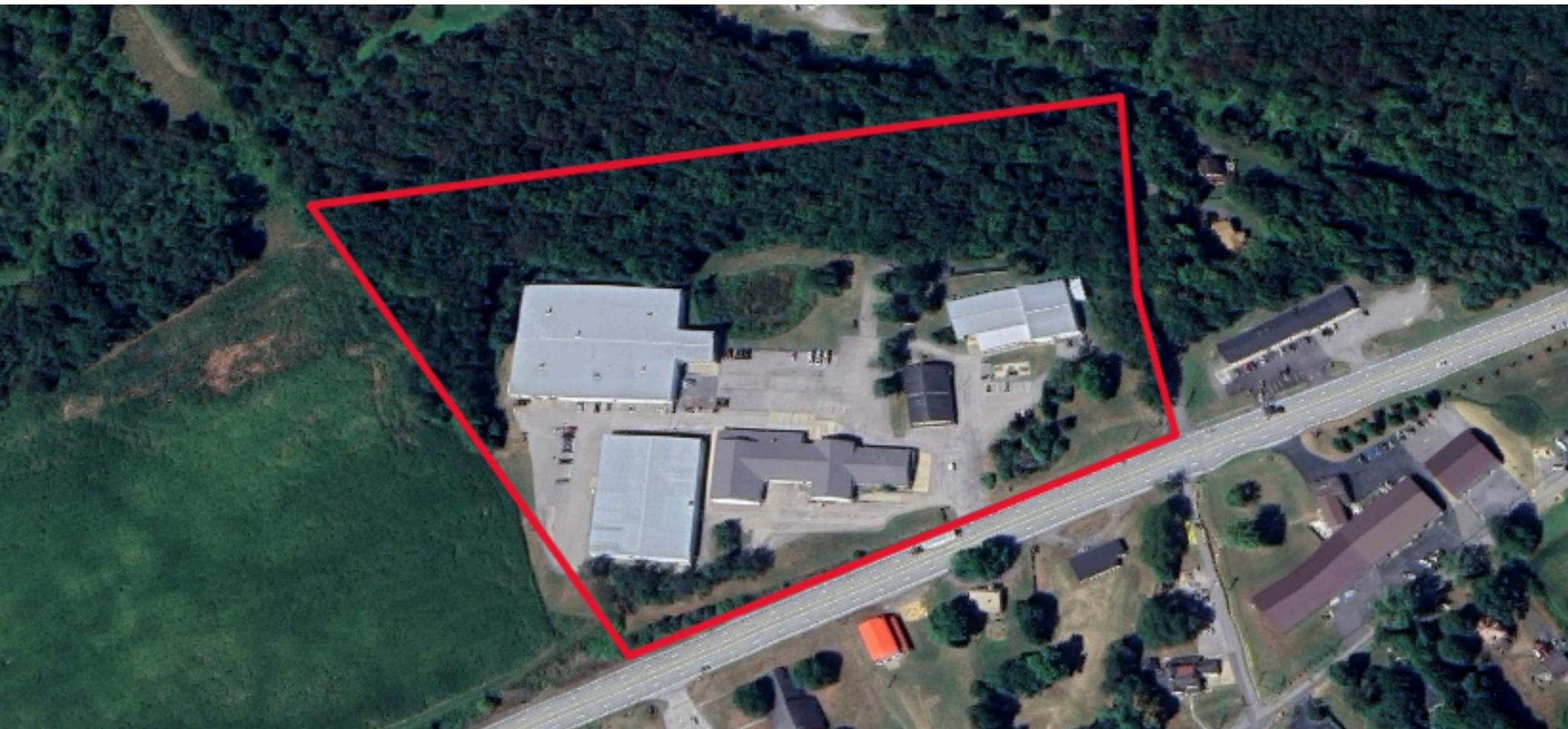


Available For Lease
912 Pittsburgh Rd
Butler, PA 16002



PROPERTY SUMMARY & PARCEL OUTLINE

912 Pittsburgh Rd in Butler, PA offers ±71,507 SF across four industrial buildings situated on 21.10 acres, providing a versatile opportunity for warehouse, distribution, manufacturing, service, or contractor users. The property features a mix of warehouse and office space across multiple buildings, allowing tenants flexibility to accommodate a variety of operational needs. Building 1 (25,171 SF) includes 16,543 SF of warehouse and 8,627 SF of office space, with 14'–18' clear heights, one dock door, three drive-in doors, and dual power service. Building 2 (6,241 SF) offers 2,732 SF of warehouse and 3,509 SF of office space, featuring 9'–11' clear heights, one exterior dock, and one drive-in door. Building 3A (9,864 SF) consists of 6,834 SF of warehouse and 3,030 SF of office space, with 13'–16' clear heights and two drive-in doors. Building 4 (30,231 SF) provides 23,000 SF of warehouse and 7,231 SF of office space, featuring 17'–19' clear heights and two drive-in doors. Regional Scale Commercial zoning, combined with over 21 acres of land, supports outdoor storage, fleet parking, equipment staging, or future expansion. Strategically positioned along Route 8 with convenient access to US-422 and I-79, the property offers excellent connectivity to the Pittsburgh metropolitan area and major Northeast and Midwest distribution corridors.



Property Details & Specifications

Address: 912 Pittsburgh Rd Butler, PA 16002

Type: Industrial Warehouse

Total SF: 6,241-71,507

Acreage: 21.10

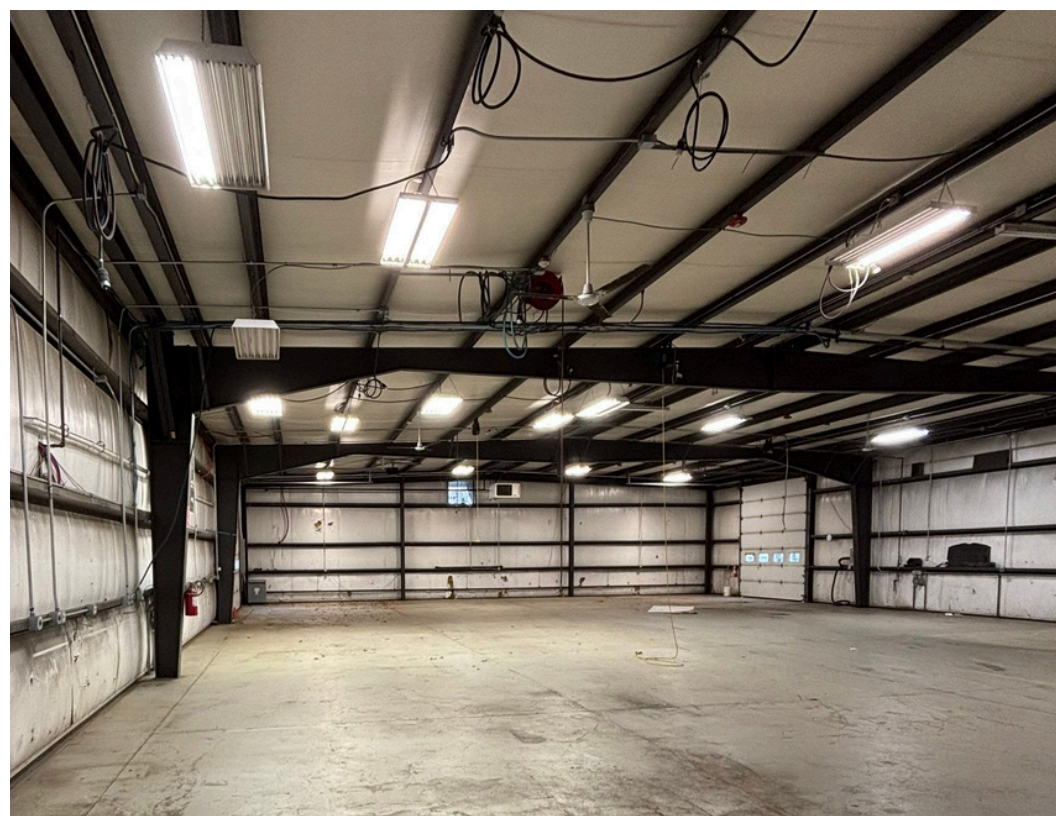
Dock Doors: 2

Drive In Doors: 8

Clear Height: 9'-19'

Year Built/Renovated: 1980/2008







PRIME INDUSTRIAL LOCATION - (BUTLER, PA)

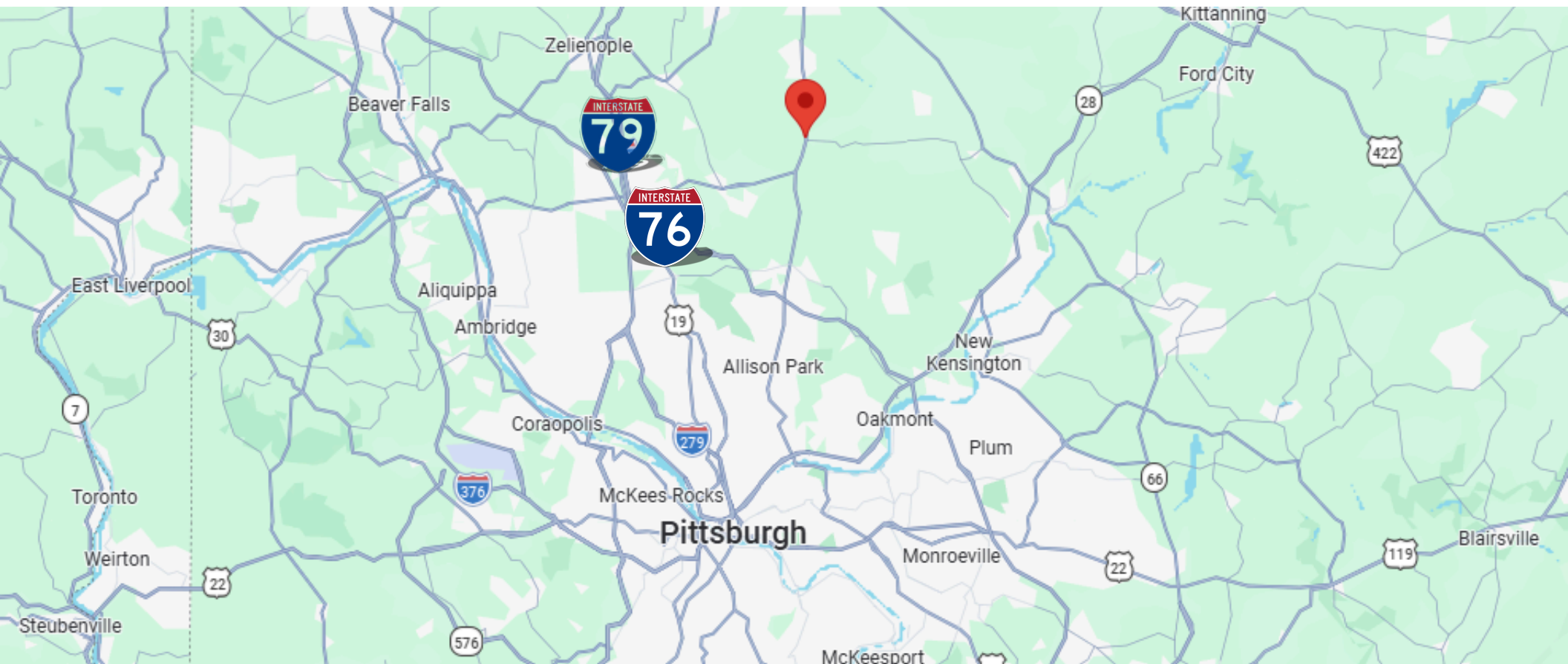
Butler is a strategic industrial market just 35 miles north of Pittsburgh, offering lower costs with access to a major metro. The area benefits from strong connectivity via Interstate 79, U.S. Route 422, and U.S. Route 8, supporting efficient regional distribution. With available land, flexible zoning, and a skilled workforce, Butler is an attractive option for industrial users seeking scalability and access to key Northeast and Midwest markets.

LOCATION KEY DISTANCES

Downtown Pittsburgh - 23.2 Miles

I-79 - 11 Miles

I-76 - 8.8 Miles





Timothy Wright



Regional Director | Pittsburgh



315-430-4353



Timothy@IronHornEnterprises.com

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