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PROPERTY

# 101

## TECHNOLOGY LANE

Murrysville Business Park

**SINGLE TENANT WAREHOUSE PROPERTY**



**FUNCTIONAL**



**EXPANDABLE**



**WELL-LOCATED**

**EVAN CICIRELLO, SIOR**

Senior Director

+1 412 697 6558

[evan.cicirello@cushwake.com](mailto:evan.cicirello@cushwake.com)

**FOR SALE**



**CUSHMAN &  
WAKEFIELD**



**EXPANSION OPPORTUNITY**

**101 TECHNOLOGY LANE**

# PRIME INDUSTRIAL OPPORTUNITY

Discover Murrysville Business Park. With immediate access to Route 22, and just minutes from PA-66, 101 Technology Lane is perfectly positioned for a variety of industrial operations seeking efficiency, scalability, and functionality in a prime location.



## BUILDING SPECIFICATIONS

|                               |   |
|-------------------------------|---|
| <b>SITE:</b>                  | 2.96 Acres  |
| <b>CONSTRUCTION TYPE:</b>     | Masonry Block and Insulated Metal   |
| <b>TOTAL BUILDING:</b>        | 10,000 SF (clear span)  |
| <b>OFFICE SPACE:</b>          | 2,000 SF  |
| <b>WAREHOUSE SPACE:</b>       | 8,000 SF  |
| <b>CEILING HEIGHT:</b>        | 19.5' – 24'   |
| <b>DOCK HIGH DOORS:</b>       | Two (2) - 10' x 10' (electric operated) <ul style="list-style-type: none"> <li>One (1) equipped w/ pit leveler</li> <li>One (1) equipped w/ edge of dock leveler</li> </ul> |
| <b>DRIVE-IN DOOR:</b>         | 10' x 12' (electric operated)   |
| <b>LIGHTING:</b>              | LEDs  |
| <b>WAREHOUSE HEATING:</b>     | Six (6) Gas Fired Reznor Units  |
| <b>POWER:</b>                 | 120/208v, 400 amp, 3-phase  |
| <b>UTILITIES:</b>             | Electric: West Penn Power<br>Gas: Peoples<br>Water: MAWC<br>Sewer: FTMSA  |
| <b>PARKING:</b>               | 12 striped spaces (expandable)  |
| <b>OUTSIDE STORAGE:</b>       | ¼ acre  |
| <b>EXPANSION OPPORTUNITY:</b> | Site designed for building expansion (up to 30,000 SF)  |
| <b>OTHER FEATURES:</b>        | Floor drains, ceiling fans, warehouse restrooms   |
| <b>ZONING:</b>                | B – Business District w/ General Business Overlay (GBO)   |

**101 TECHNOLOGY LANE**



# LOCATION MAP

- Direct access to Rt. 22 (East & West)
- Less than 2 miles to Rt. 66
- 6 miles to Monroeville
- 9 miles to I-76
- 9 miles to I-376
- 9 miles to Rt. 30
- 20 miles to Rt. 28
- 23 miles to Downtown Pittsburgh



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**101 TECHNOLOGY LANE**



# 101 TECHNOLOGY LANE

Murrysville Business Park  
Murrysville, PA 15632

**FOR SALE**

General Products  
& Supply  
Inc. **FOR MORE INFORMATION, CONTACT:**

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