

INDUSTRIAL SITE FOR SALE

200 STEWART WAY, SHARON, PA 16146



BACK ON THE MARKET 51± ACRE INDUSTRIAL SITE



SITE FEATURES:

- FOR SALE: 51± Total Acres (3 parcels)
 - Main site is 41 acres (secure perimeter)
- Industrial Zoning
- Existing Use: Scrap yard / industrial processing
- Multiple existing structures
- Power 480 3 Phase / 23 KW Substation on Property
- Norfolk Southern Rail switch just outside gate on adjacent property



CONTACT:

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HANNA COMMERCIAL REAL ESTATE

11 STANWIX ST., SUITE 1024

PITTSBURGH, PA 15222

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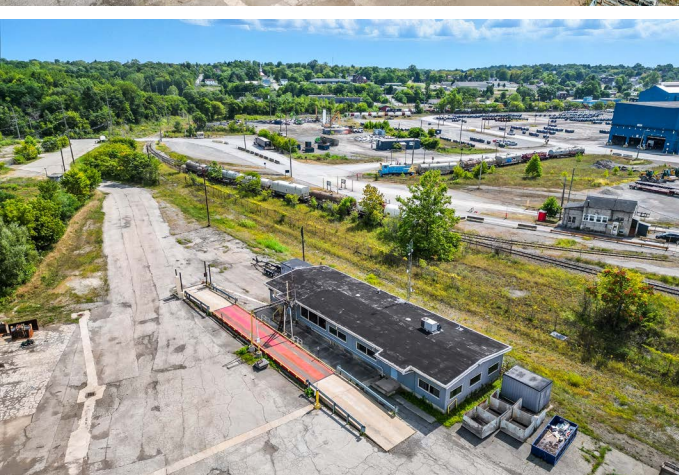
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- Multiple existing structures:
Scale Houses: Certified Truck Scale w/ radiation detector
3 Individual Industrial Structures total SF 19,600
Shed / Pad for removal of fluids from vehicles with NPDES



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GREAT LOCATION WITH EASY ACCESS

- Less than ½ mile to US 62
- 4.6 miles to Route 7 in Ohio
- 5.3 mile to I-80 in Ohio
- 5.75 miles to I-376 / I-80 in Pennsylvania
- Equidistant between Pittsburgh and Cleveland



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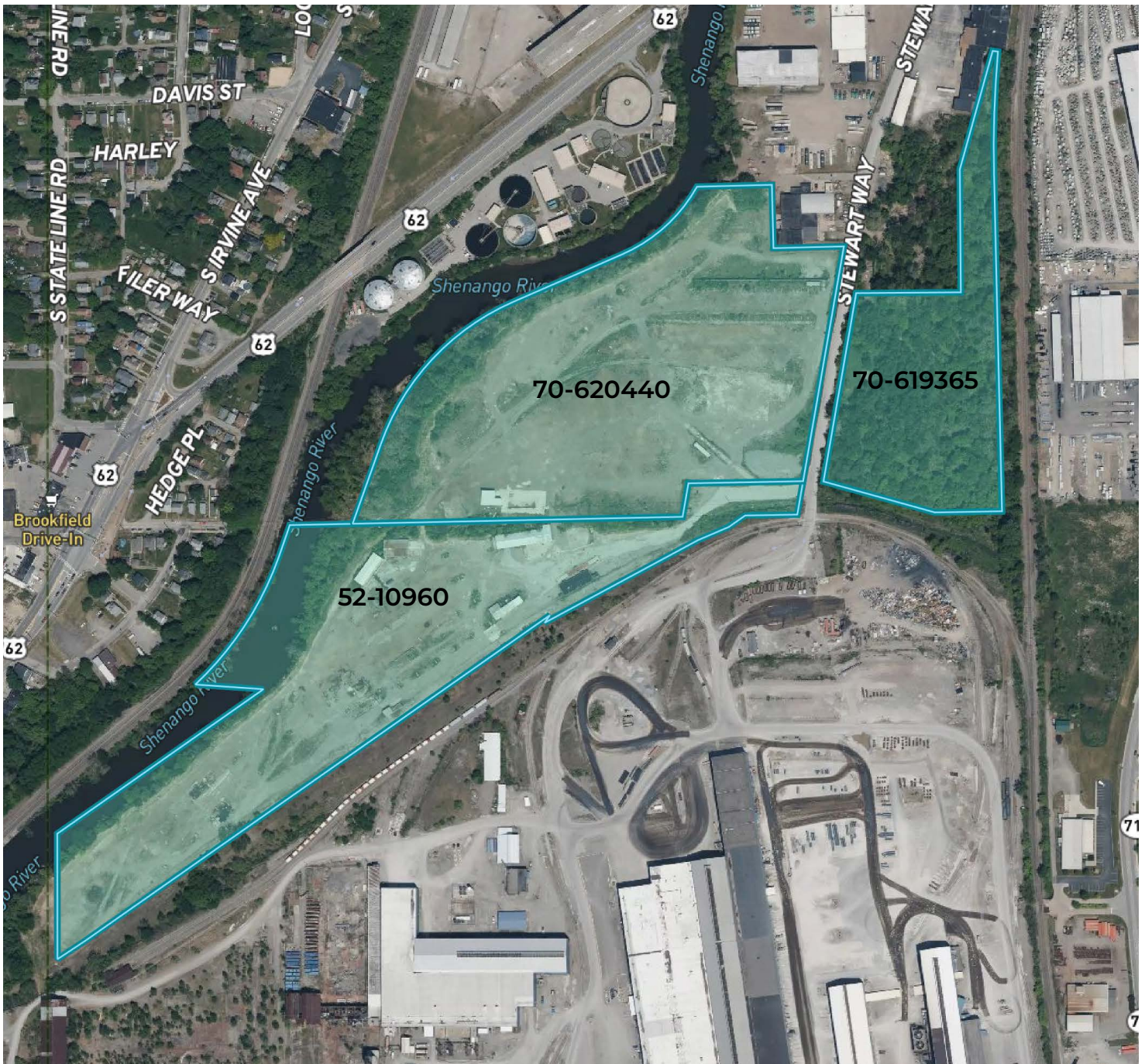
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