



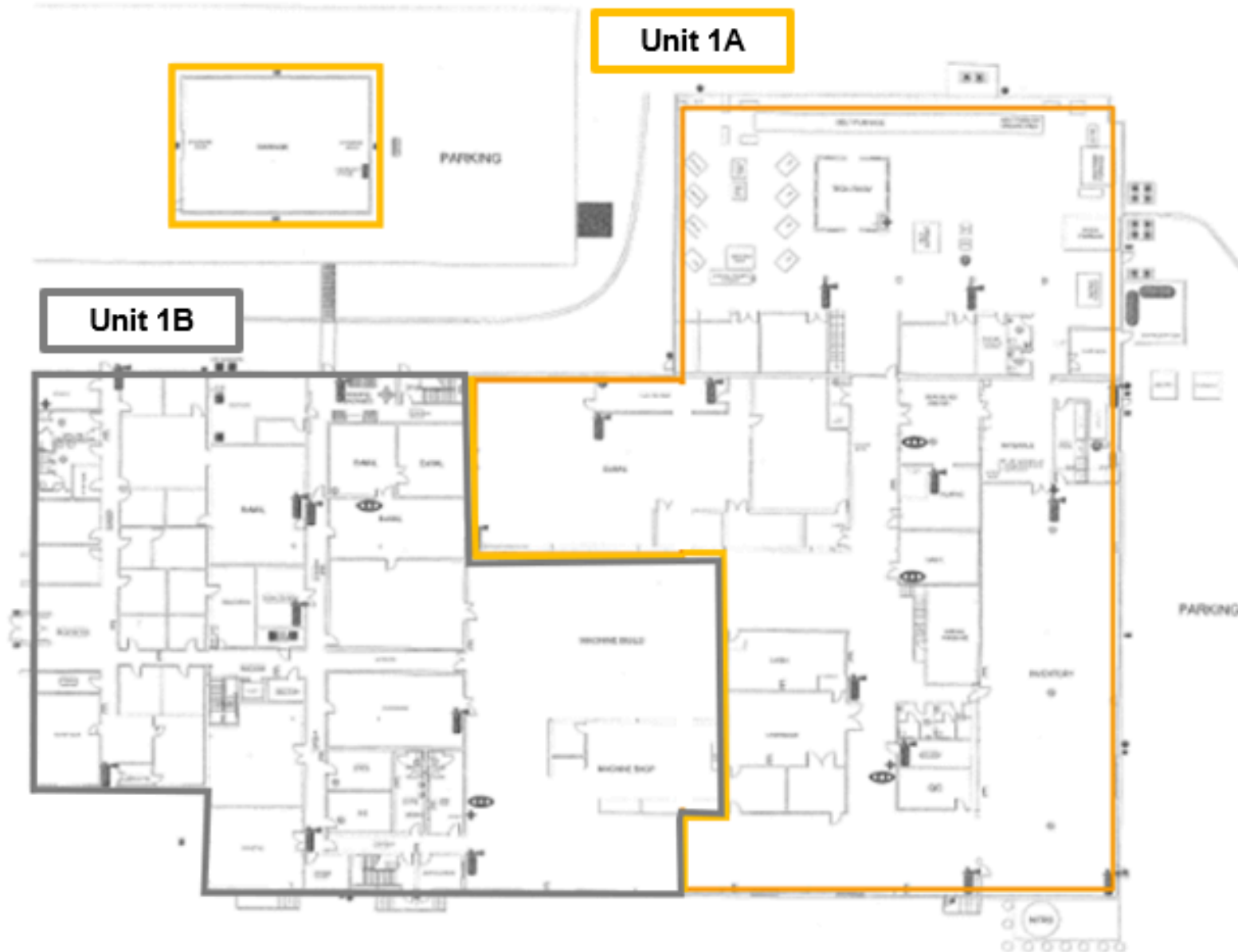
Office Space Available For Lease

**127 Industry Blvd, North
Huntingdon, PA 15642**



PROPERTY SUMMARY & PARCEL OUTLINE

127 Industry Blvd, North Huntingdon, PA 15642 offers approximately 39,138 SF of office/flex space available for lease within an industrial property. The suite provides a functional layout suitable for office, medical, technical, or professional users and is supported by 2 dock-high doors, 480/277V to 240/120V 3-phase power, and Industrial zoning. Renovated and expanded in 2005 and 2014, the property offers modernized space with convenient access and flexibility for a variety of commercial or industrial support operations in the North Huntingdon market.



PROPERTY DETAILS & SPECIFICATIONS

Address: 127 Industry Blvd, North Huntingdon, PA 15642

Type: For Lease

Pricing: \$15/SF

Total SF: 39,138

Acreage: 11.17

Dock Doors: 2

Clear Height: 26'

Power: 480/277V to 240/120V 3 Phase

Year Built/Renovated: Renovated and expanded in 2005 and 2014





PRIME INDUSTRIAL LOCATION - HUNTINGDON, PA

127 Industry Boulevard is strategically positioned within the Westmoreland County industrial corridor, offering excellent connectivity to the Greater Pittsburgh region and key Mid-Atlantic transportation networks. The property benefits from immediate proximity to US-30 (Lincoln Highway) and convenient access to I-76 (Pennsylvania Turnpike), I-70, and US-22, enabling efficient regional distribution throughout Western Pennsylvania and direct routes to Pittsburgh, Harrisburg, Cleveland, and surrounding markets. Located within an established industrial park environment, the site is well-suited for warehousing, logistics, light manufacturing, service operations, and regional distribution. Surrounded by manufacturing facilities, commercial development, and a strong regional workforce, the property offers outstanding accessibility, transportation infrastructure, and operational efficiency within one of Western Pennsylvania's growing industrial submarkets.

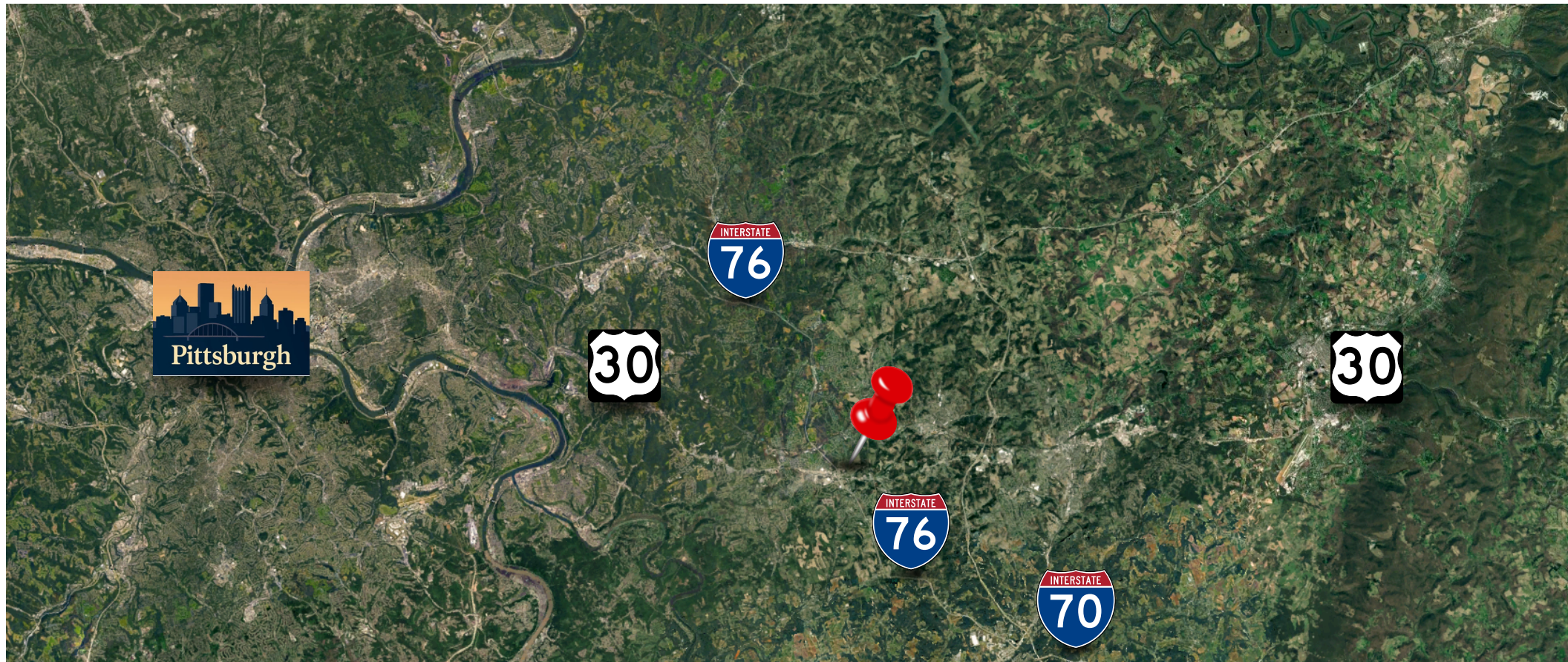
LOCATION KEY DISTANCES

US-30: 0.5 miles

PA Turnpike: 4.0 miles

US-22: 5.0 miles

I-70: 15 miles





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