



**240,000 SF & 22 AC  
AVAILABLE**

# Available

## Beaver Valley Industrial Park

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1729 Pennsylvania Avenue  
Monaca, PA 15061

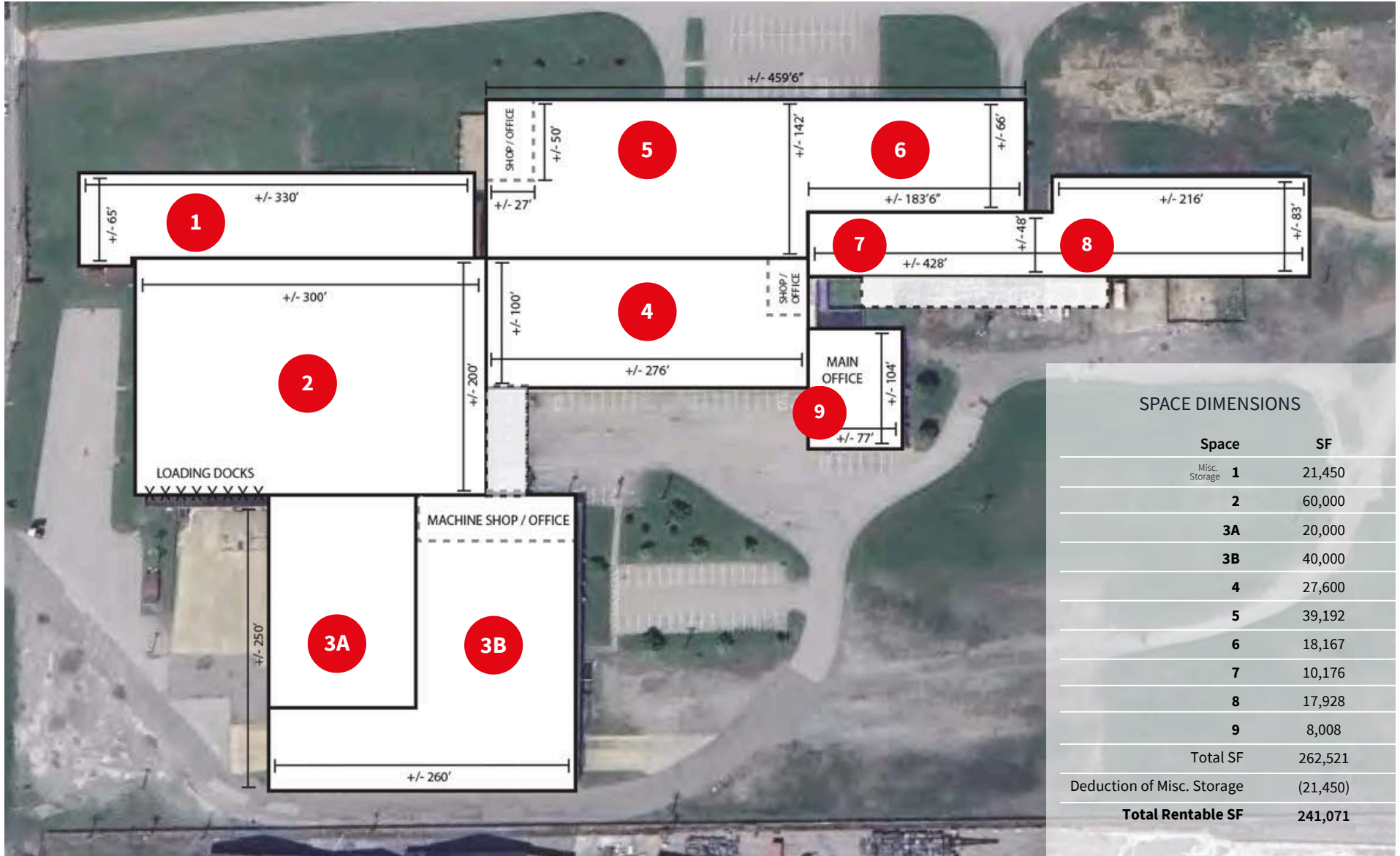
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# SITE PLAN



SPACE DIMENSIONS		
Space		SF
Misc. Storage	1	21,450
	2	60,000
	3A	20,000
	3B	40,000
	4	27,600
	5	39,192
	6	18,167
	7	10,176
	8	17,928
	9	8,008
	Total SF	262,521
	Deduction of Misc. Storage	(21,450)
	<b>Total Rentable SF</b>	<b>241,071</b>

## PROPERTY SPECIFICATIONS

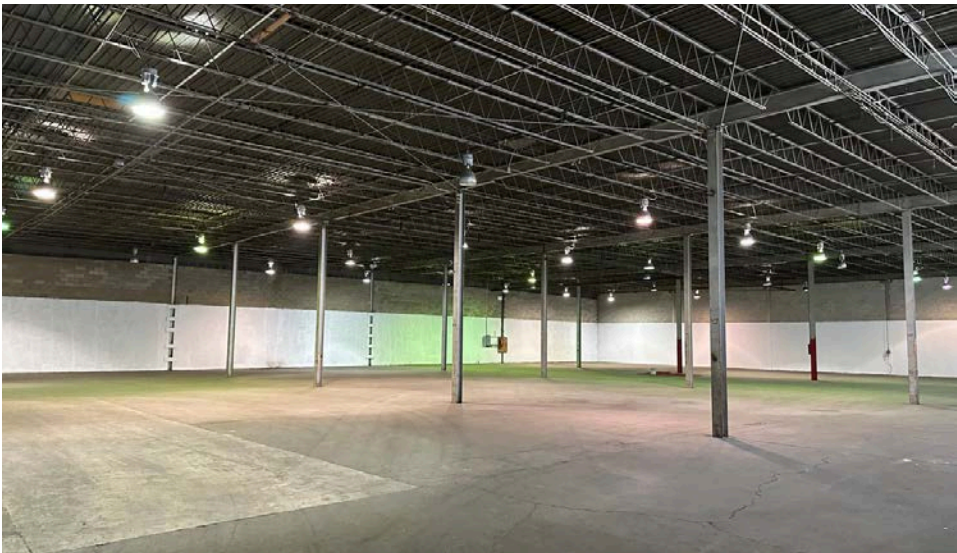
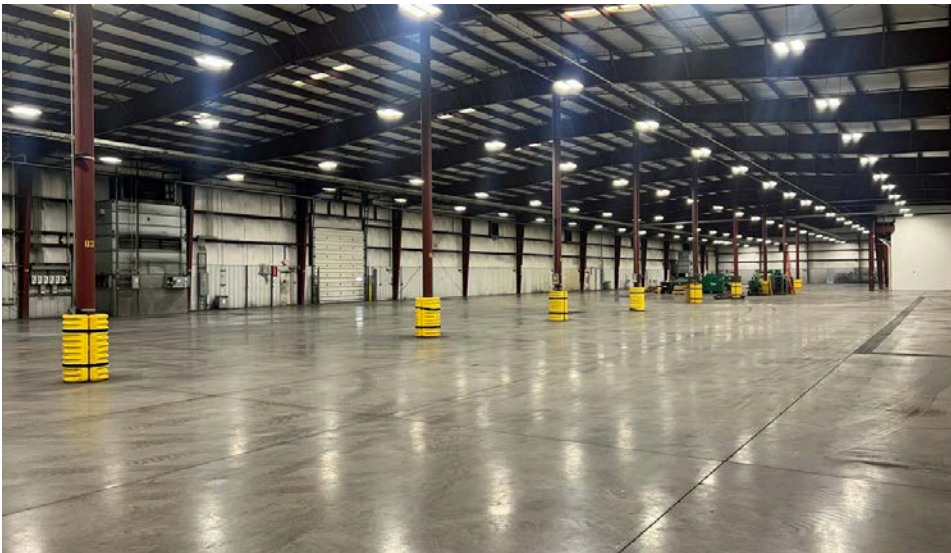
Building Area	270,000 SF
Available Space	240,000 SF (subdividable to +/- 15,000 SF)
Acreage	22.0 AC
Zoning	RBD - Riverfront Business Park District
Clear Height	Spaces 4, 5, 6: 22' - 27'   Spaces 1, 2, 3, 7, 8: 16' - 22'
Docks	7 (8' x 8')
Drive in Doors	10 (16' x 16' and 14' x 12')
Cranes	2 (5T)
Electric	3 Phase: 480 /240/ 110V
Sprinkler System	Ordinary Hazard - Zones of wet and dry systems
Parking Spaces	Ample
Exterior Storage	Ample

## HIGHLIGHTS

- Manufacturing, warehouse & general industrial applications
- Significant exterior storage potential
- Sub-dividable in various increments
- Proven business location
- Easy access to Routes 51, 65 & I-376



PHOTOS



## KEY DISTANCES

3.43 miles (10 min) to I-376

9.1 miles (15 min) to I-79

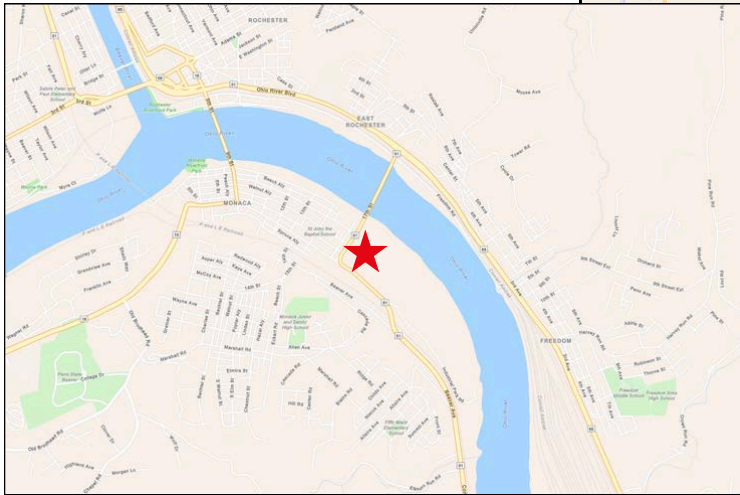
11.0 miles (20 min) to Cranberry, PA

11.3 miles (20 min) to I-279

19 miles (24 min) to PIT Airport

25 miles (52 min) to Pittsburgh, PA

79 miles (1 hr 20 min) to Wheeling, WV





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