

FOR LEASE

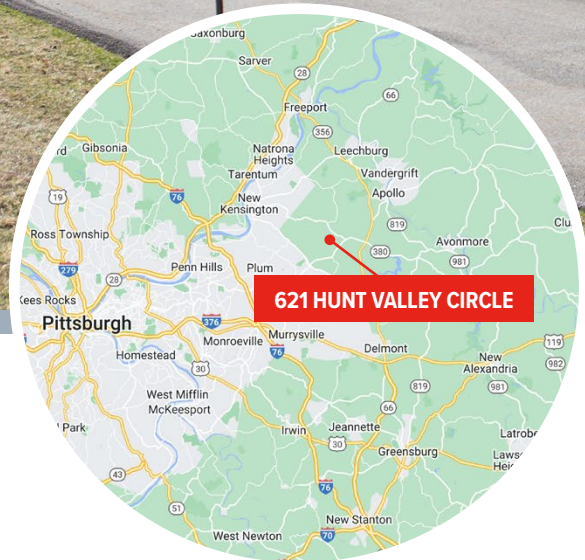
621 HUNT VALLEY CIRCLE

NEW KENSINGTON, PA 15068 | WESTMORELAND COUNTY

61,796 SF

INDUSTRIAL/LIGHT MANUFACTURING/WAREHOUSE & LAND

QUALITY FREESTANDING BUILDING ON 6.6 ACRES



FOR MORE INFORMATION:

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BUILDING SPECS

PROPERTY INFORMATION

BUILDING SIZE	61,796 SF
OFFICE SPACE	± 11,921 SF (1st Floor: ± 5,921 SF office area & 2nd Floor: ± 6,000 SF finished space)
INDUSTRIAL SPACE	± 49,875 SF (1st floor: ± 44,033 SF & 2nd Floor/mezzanine: ± 5,842 SF)
CLEAR HEIGHT	20'
DOCK DOORS	Three (3) dock high doors
DRIVE-IN DOORS	One (1) drive-in door
HVAC	The entire building is fully conditioned; Serviced by ten (10) RTU's – eight (8) of the existing RTU's have been replaced in the last 24 months
POWER	1,600 Amps; 480v; 3-phase electrical service
PARKING	Approximately 200 spaces
SITE SIZE	6.60 Acre Site; 1.25 acres of excess land for a variety of uses/development
HIGHWAY ACCESS	11 miles to I-376/I-76 (interchange)
AVAILABILITY	4Q2026

HIGHLIGHTS

- Quality freestanding building with full HVAC throughout
- Very well maintained facility in excellent overall condition
- Located within the well-occupied & established Westmoreland Business & Research Park
- Approximately 1.25 acres of excess land for added parking, trucks/trailers, outside storage or future development



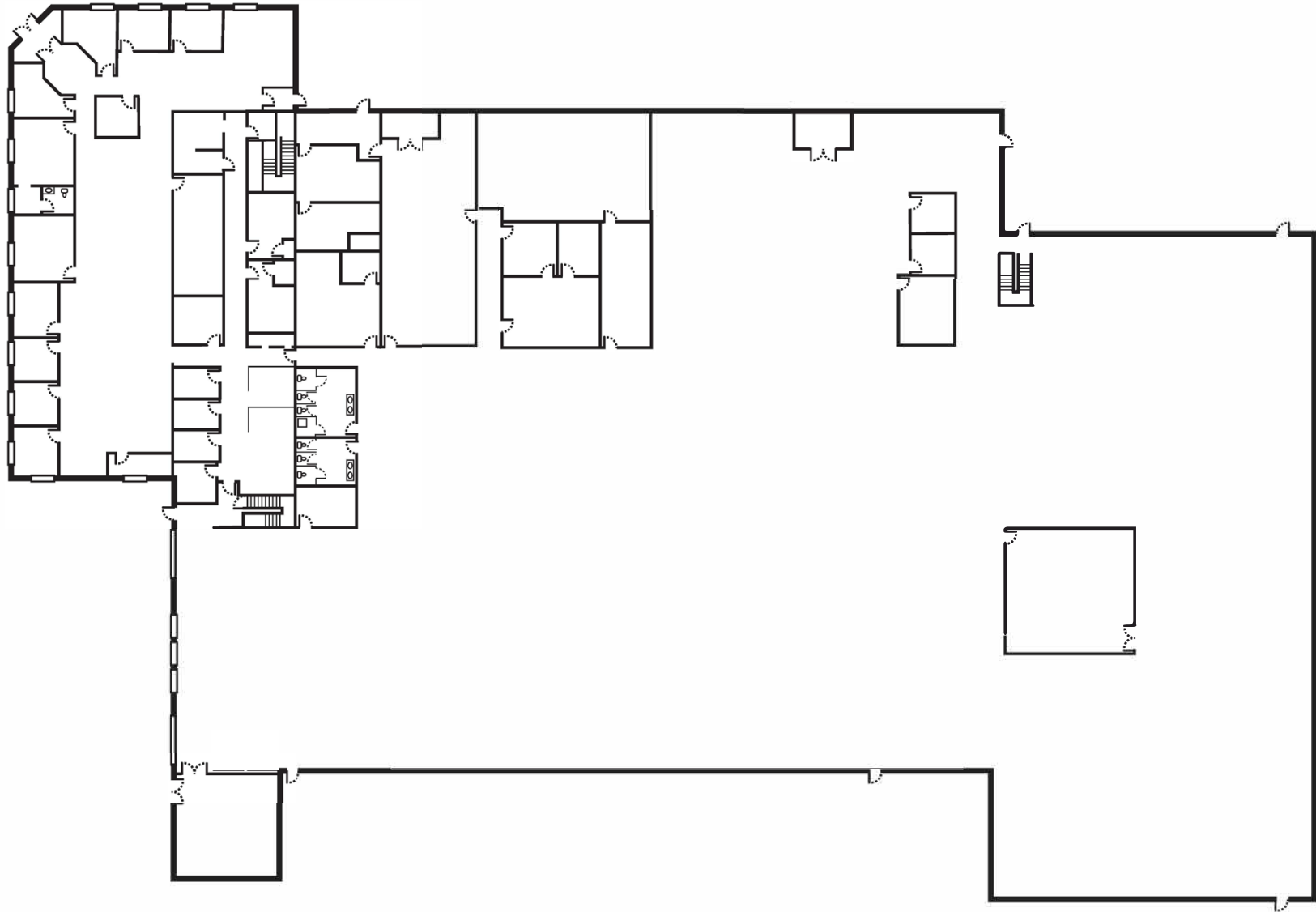
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FLOOR PLAN

61,796 SF INDUSTRIAL BUILDING

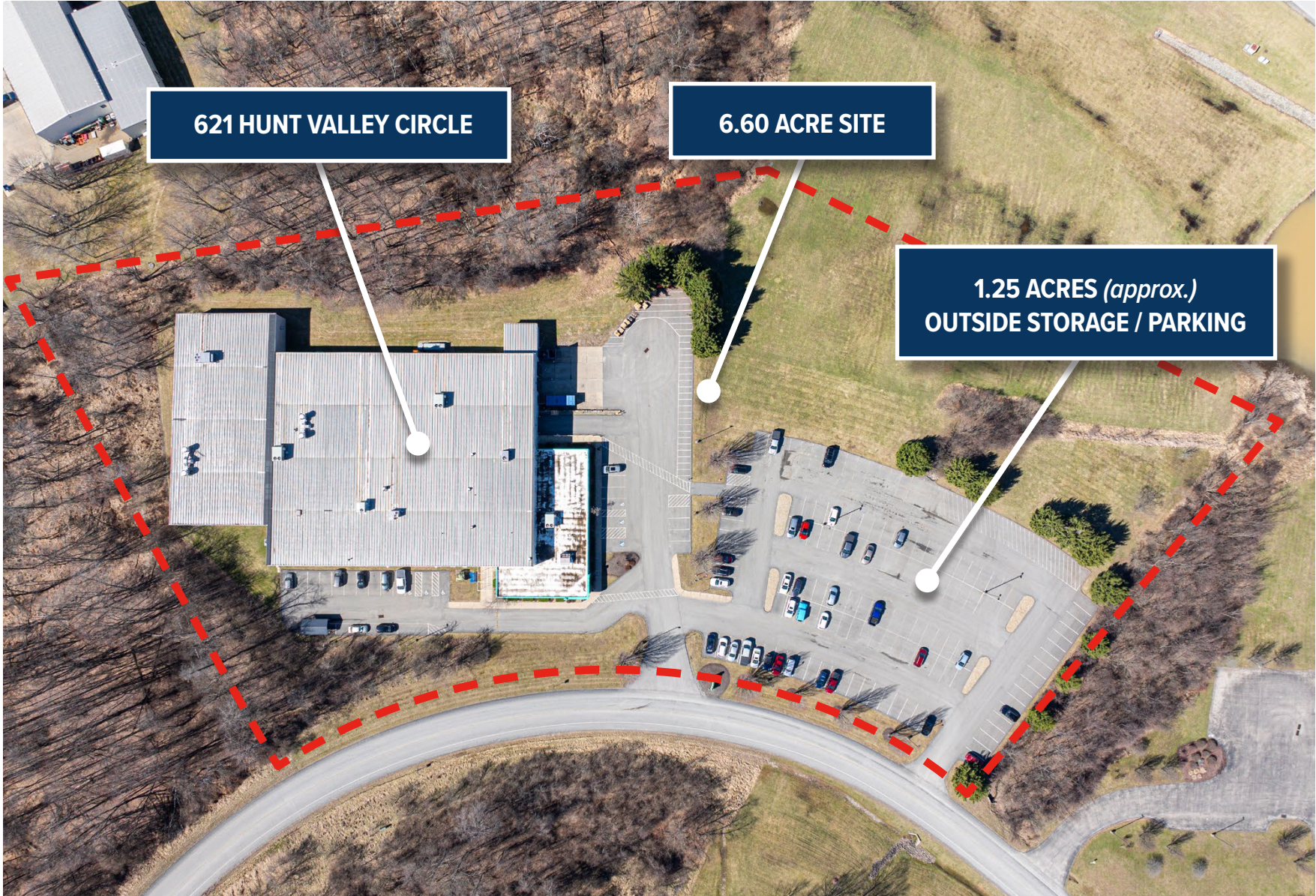


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PARCEL OUTLINE



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