

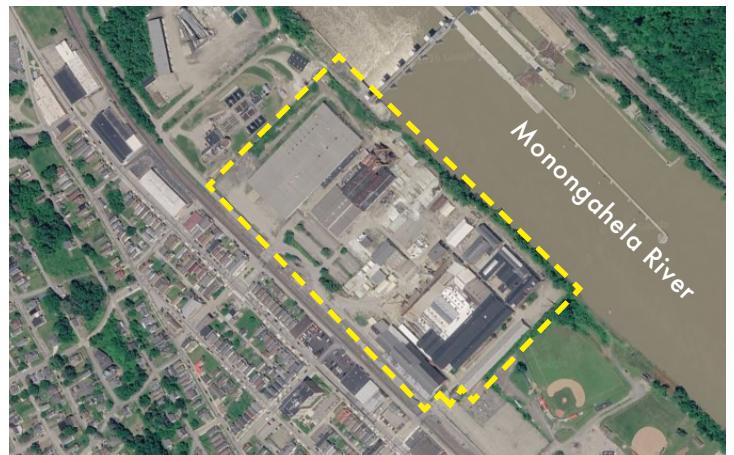
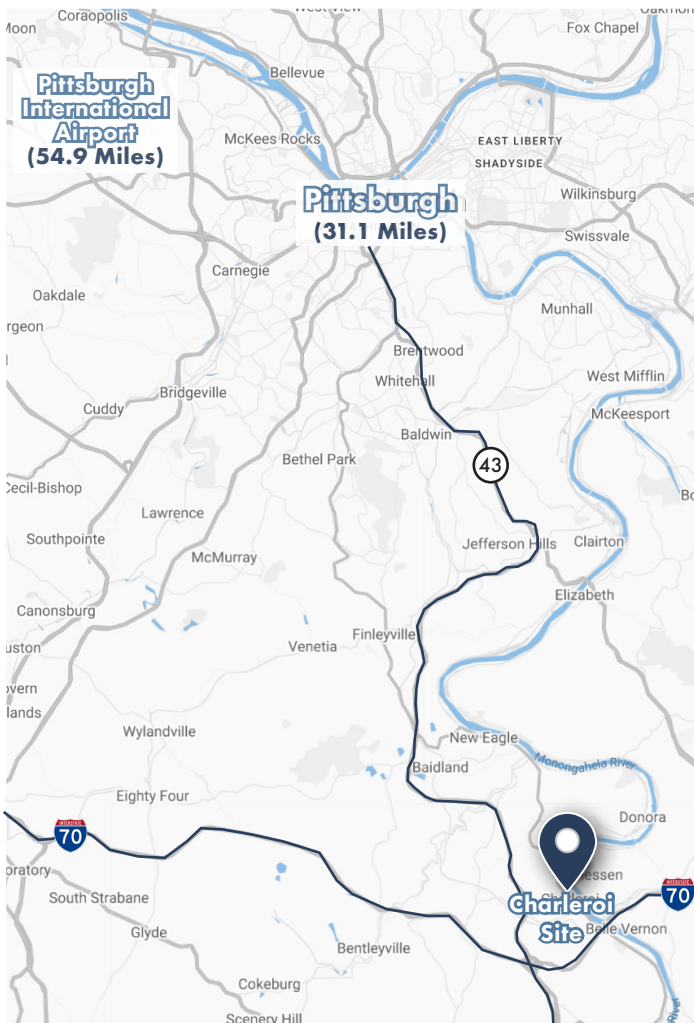
100 8TH STREET  
CHARLEROI, PA  
**26.00 ACRES**



## FORMER CORELLE GLASS MANUFACTURING FACILITY FOR SALE

**CALL FOR OFFERS DEADLINE: AUGUST 13<sup>TH</sup>**

GA Group and Howard Hanna is pleased to present the Former Corelle Glass Facility, a riverfront industrial opportunity located at 100 8th St, Charleroi, PA, approximately 30 miles south of Pittsburgh in the Mon Valley with direct access to I-70 and major eastern U.S. markets. The 26-acre site includes multiple industrial buildings formerly used for high-heat glass manufacturing, making it an ideal platform for a glass producer or related advanced-materials user. The property is vacant and offers a user-ready footprint with robust utilities, existing industrial zoning, and established heavy industrial entitlements. Key improvements include a 110,000 sq. ft. warehouse with cold-storage capabilities and 25-foot clear heights. Redevelopment plans will also be considered, supported by strong regional labor access and pricing well below replacement cost.



### PROPERTY DETAILS

<b>Address</b>	100 8th St, Charleroi, PA 15022
<b>County</b>	Washington County
<b>Parcel ID</b>	160-004-00-00-0002-00
<b>Acres</b>	26.0 Acres
<b>Buildings</b>	See site plan (page 2)
<b>Year Built</b>	Various
<b>Zoning</b>	Heavy/General Industrial
<b>Rail Spur Access</b>	Yes
<b>Act 2 Brownfield Clearance</b>	Yes (update pending)

**CONFIDENTIALITY DISCLAIMER** The information contained in this marketing flyer is proprietary and strictly confidential. It is intended solely for the recipient and may not be shared with any other person or entity without the prior written consent of GA Group. This flyer has been prepared to provide summary information to prospective tenants and is intended only to generate preliminary interest in the subject property. It is not a substitute for a complete due diligence investigation. All prospective interested parties are responsible to take appropriate measures to verify all the information set forth herein.

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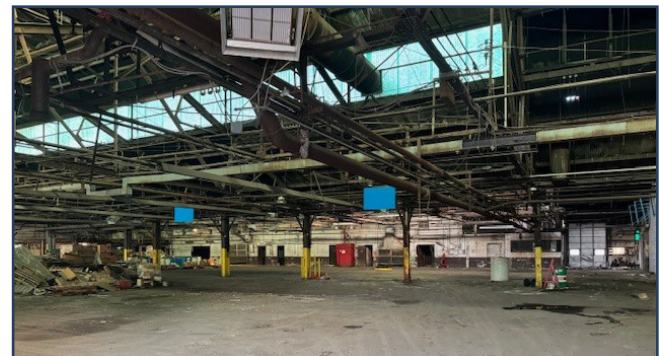
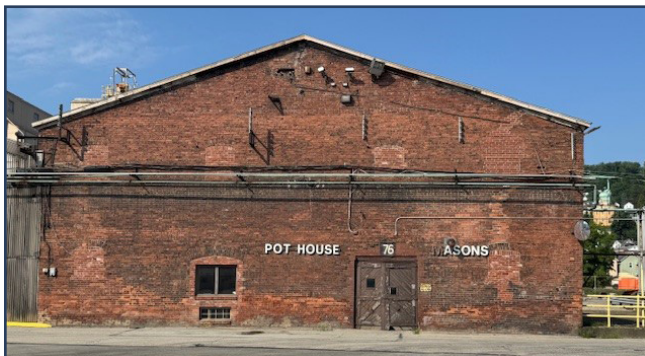
## INVESTMENT HIGHLIGHTS

- 110,000 SF Warehouse
- Glass Melting Furnaces & Glassmaking Infrastructure
- Potential Incentives for Job Creation

## FACILITY SITE PLAN



\*A detailed PDF version of the site plan is available upon request



FOR MORE INFORMATION PLEASE CONTACT:



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