



Exit 26

Shenango Rd

Turnpike
Distribution
LLP



Future location



For Sale

± 12.46 Acres

Shenango Rd & Exit 26 on I-376 | New Galilee, PA 16141

jll.com

Greg Hopkins

Senior Vice President
greg.hopkins@jll.com
412.770.5295

Rick O'Brien, SIOR

Managing Director
rick.obrien@jll.com
412.208.1403

Alec Staiger

Associate
alec.staiger@jll.com
412.977.4184



SEE A BRIGHTER WAY

SITE



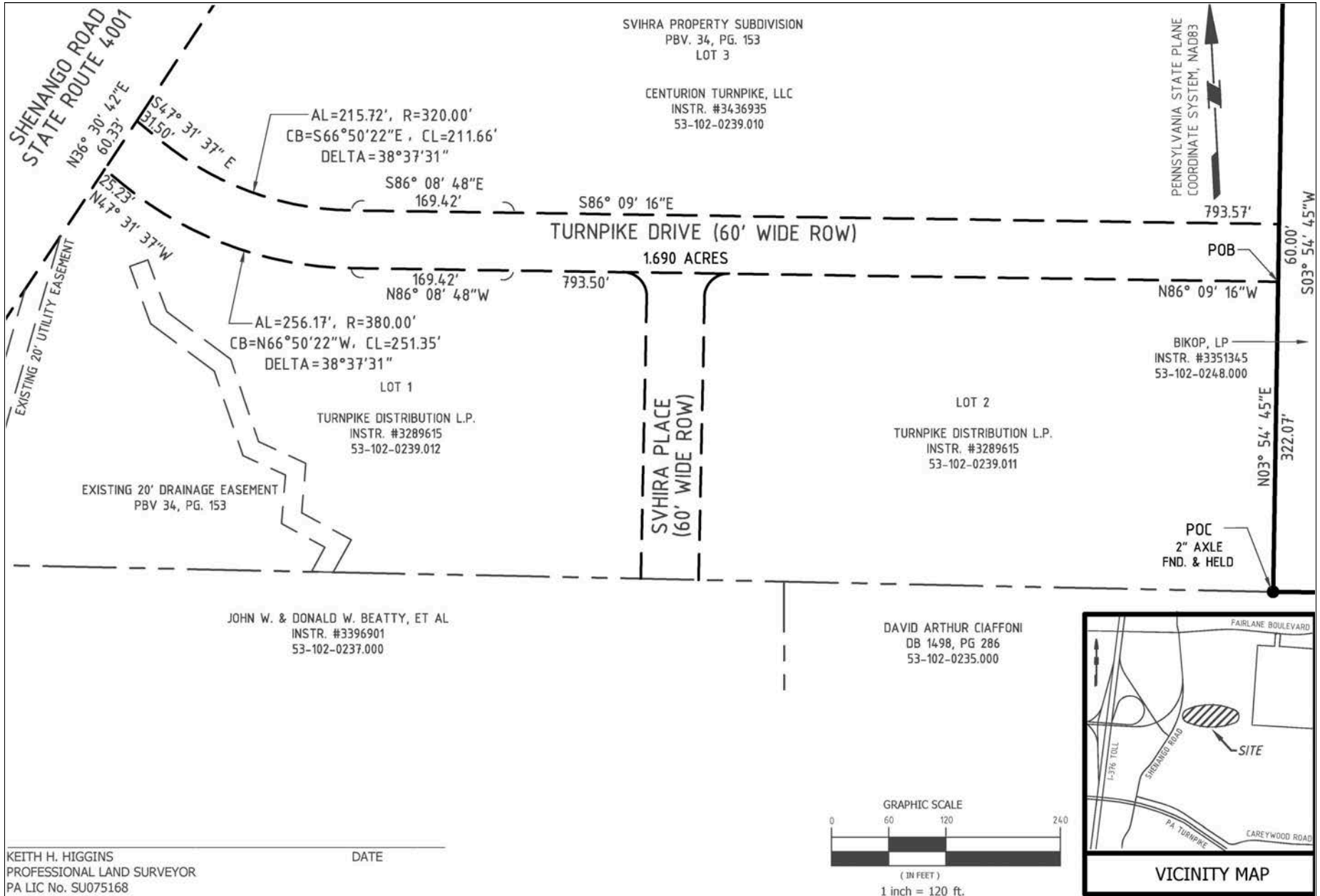
Property overview

- Aerial - birds eye outline
- Prime development opportunity
- Highly accessible
- Under 1 mile to I-76 / I-376 60 / SR 351

Property specs

- Parcel 2: APN 53-102-0239.012 - 5.95 AC
- Parcel 3: APN 53-102-0239.011 - 4.38 AC
- Zoning: C3 Commercial - 10.33 AC
- Utilities: First Energy Electric Territory, water & sewer
- Topography: Rolling, adjacent to Industrial Development

SITE PLAN



KEITH H. HIGGINS
 PROFESSIONAL LAND SURVEYOR
 PA LIC No. SU075168

DATE _____

KEY DISTANCES

0.5 miles (2 min) to I-376

30 miles (25 min) to PIT Airport

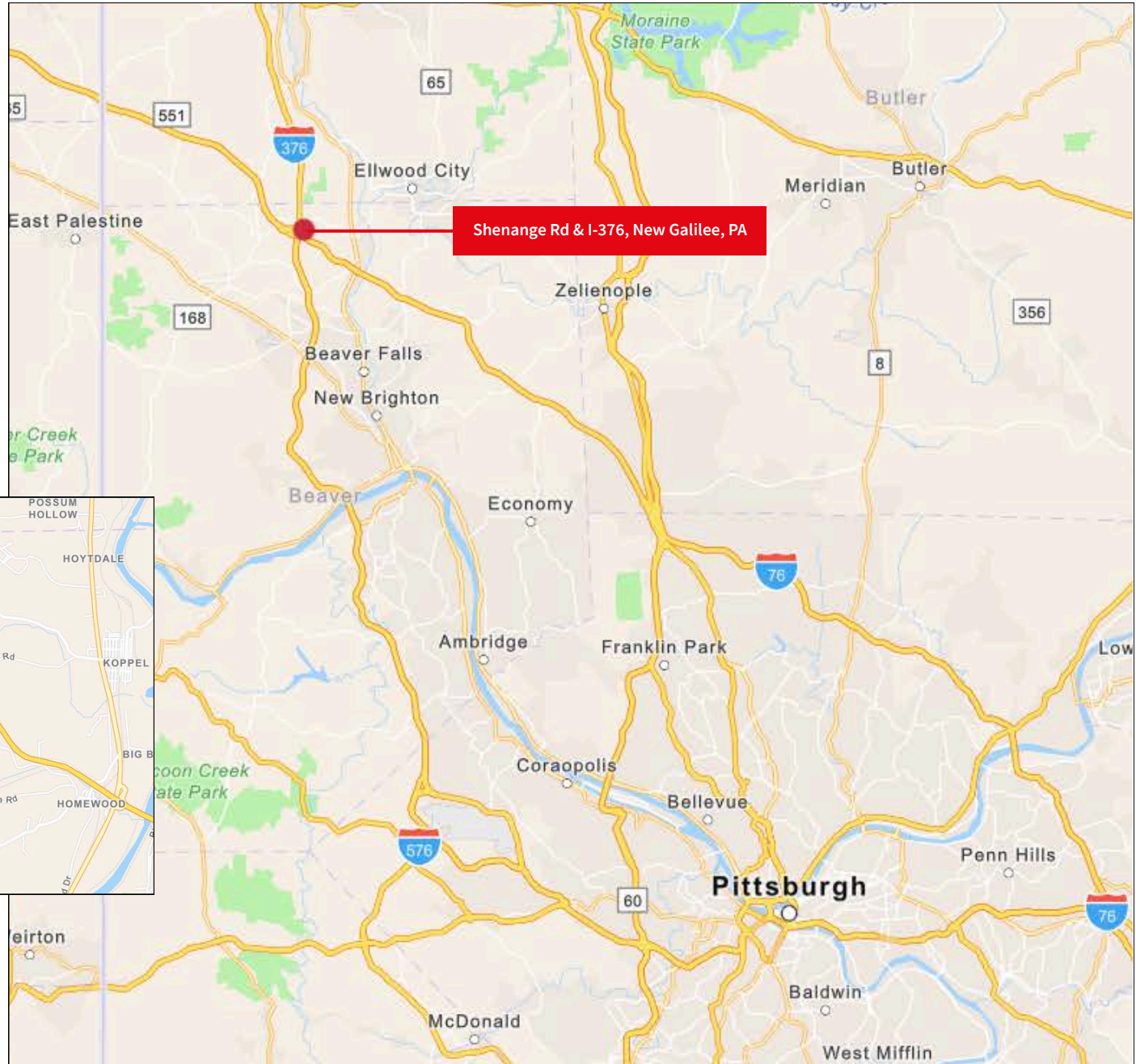
18 miles (31 min) to I-79

41 miles (51 min) to Pittsburgh, PA

22 miles (30 min) to SR 22

19 miles (36 min) to Cranberry, PA

8 miles (15 min) to Beaver, PA





Exit 26

Shenango Rd

Turnpike
Distribution
LLP



Future location



DISCLAIMER: Although information has been obtained from sources deemed reliable, Owner, Jones Lang LaSalle, and/or their representatives, brokers or agents make no guarantees as to the accuracy of the information contained herein, and offer the Property without express or implied warranties of any kind. The Property may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2025. Jones Lang LaSalle. All rights reserved.

jll.com

Contacts

Greg Hopkins
greg.hopkins@jll.com
412.770.5295

Rick O'Brien, SIOR
rick.obrien@jll.com
412.208.1403

Alec Staiger
alec.staiger@jll.com
412.977.4184

