



Colliers

FOR SALE OR LEASE



Sale Price:
\$525,000

Lease Rate:
\$13.50/SF, NNN

11380 Lincoln Hwy, North Huntingdon, PA 15642

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Automotive Building:



Street Frontage
Along Route 30



Drive-In Doors
2 (10' x 10')



Retail
Showroom



2nd Story
**Climate Controlled
Office & Kitchenette**

Rear Warehouse:



Clear Height
13' - 14'



Drive-in Doors
1 (12' x 12')



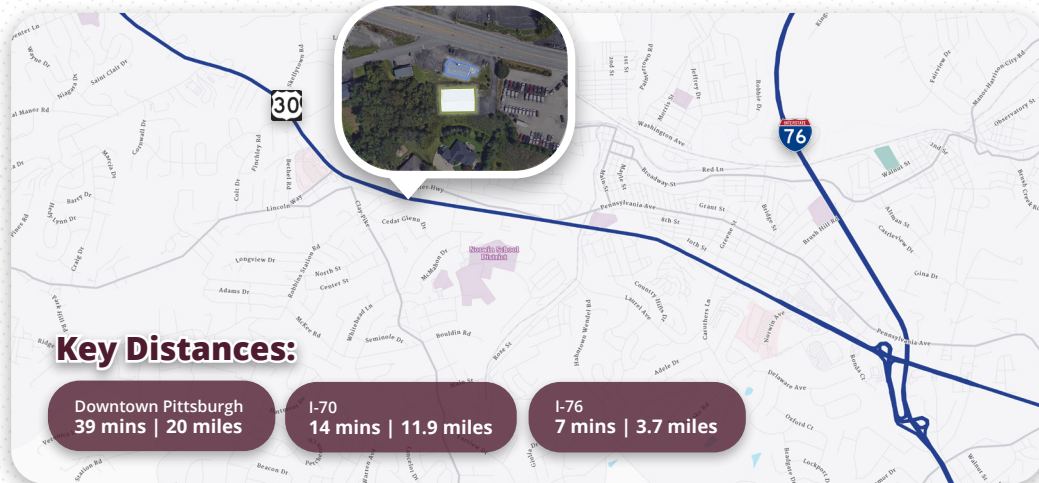
Heating
Co-Ray Vac Tube Heaters



of Bathrooms
2

Available for Lease or Sale: 2,400 SF Retail/Automotive Building & 4,300 SF Warehouse

Located on a 0.67-acre lot in North Huntingdon, this opportunity provides visibility and frontage along the Route 30 corridor, as well as strong connectivity to the city of Pittsburgh and Westmoreland County. Ideal for an automotive or light industrial use case, this site benefits from high daily traffic counts, nearby national retailers, and a growing local population.





Ample natural lighting



2nd Floor office/kitchenette



Ideal for automotive use cases



Large, open floor plan



1 (12' x 12') drive-in door



Excellent for storage uses



Surrounded by numerous dealerships and auto-related businesses, this is an ideal location for an independent dealership or repair shop looking to tap into an established consumer base.

**Contact our brokers &
schedule a tour today.**



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