

# 670 PENNSYLVANIA AVE

Rochester, PA 15074 | Beaver County

## WAREHOUSE SPACE FOR SALE OR LEASE

AVAILABLE SPACE	Up to 180,000 SF
DELIVERY	IMMEDIATE
CRANES IN BAY 2	Four total: (2) 10-ton & (2) 5-ton
CEILING HEIGHTS	Up to 29'
DRIVE IN DOORS	five (5) total
DOCK DOORS	one (1)
YARD/LAYDOWN AREA	3.5 acres
ZONING	Industrial
POWER	Three phase, 1200 amp service
LOCATION	<ul style="list-style-type: none"><li>Minutes from Monaca, I-376, Routes 65, 68 and 18</li><li>Convenient to the Shell Cracker Plant</li></ul>



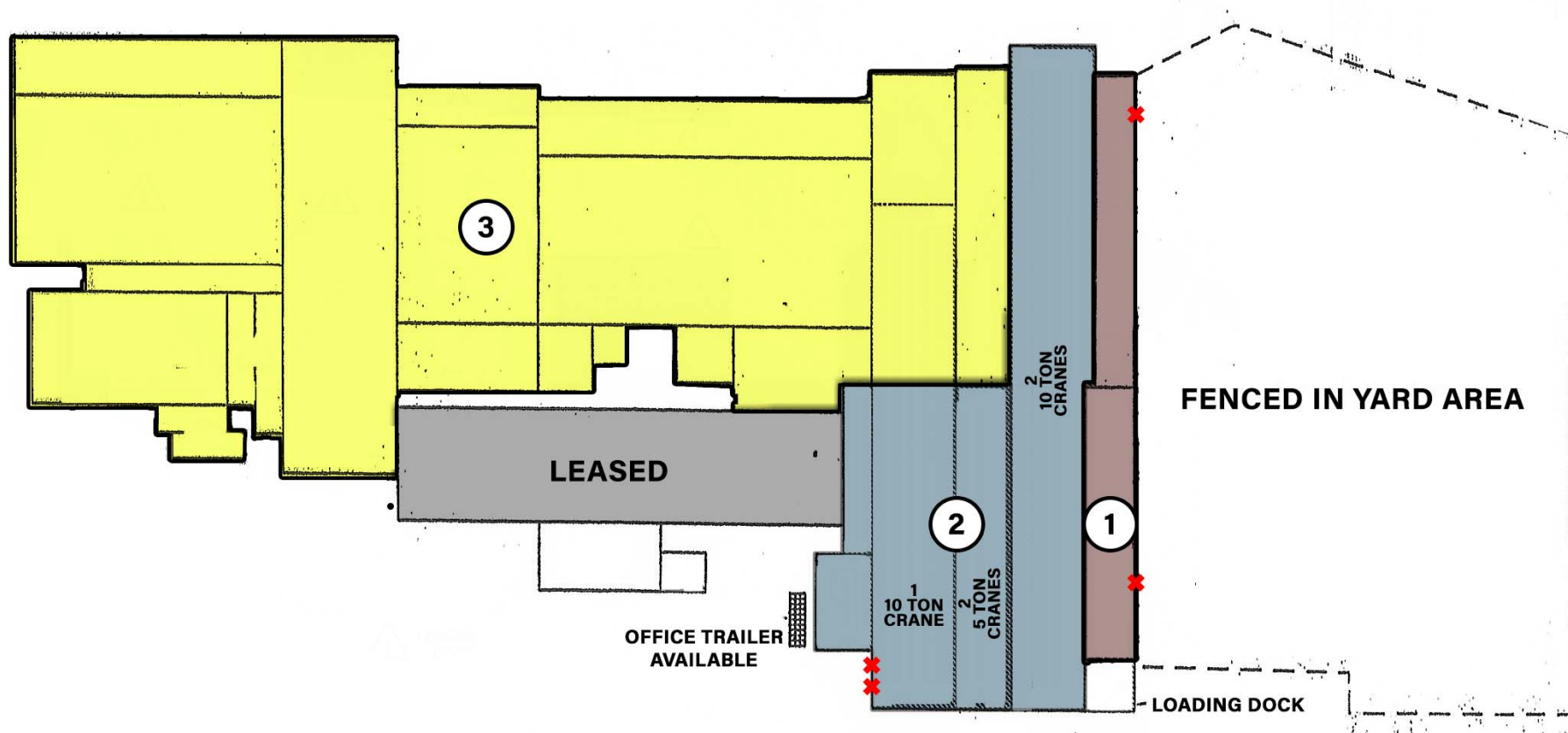
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable. No representation is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental, or other conditions, prior sale lease, financing or withdrawal without notice. Hanna Langholz Wilson Ellis will make no representation, and assume no obligation, regarding the presence or absence of toxic or hazardous waste or substances or other undesirable material on or about the property.

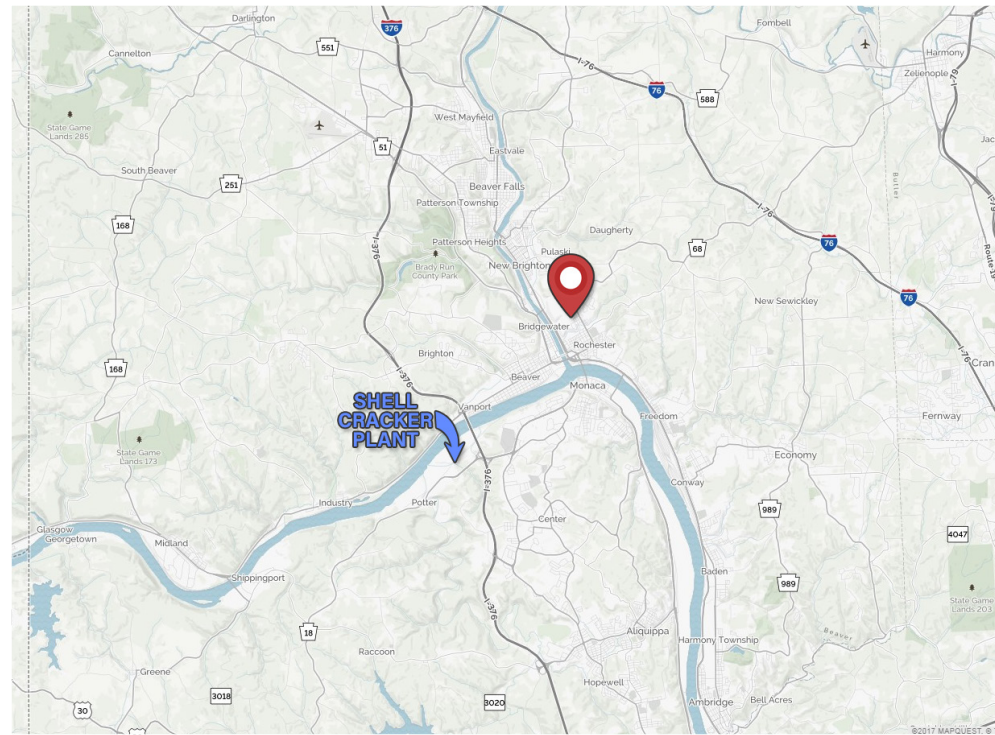






AVAILABLE	SIZE	DOORS	CLEAR HEIGHT
BAY 1	15,000 SF	1 Dock Door 2 Drive In Doors	15'
BAY 2	65,000 SF	2 Drive In Doors	29'
BAY 3	100,000 SF	1 Drive In Door	20'





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