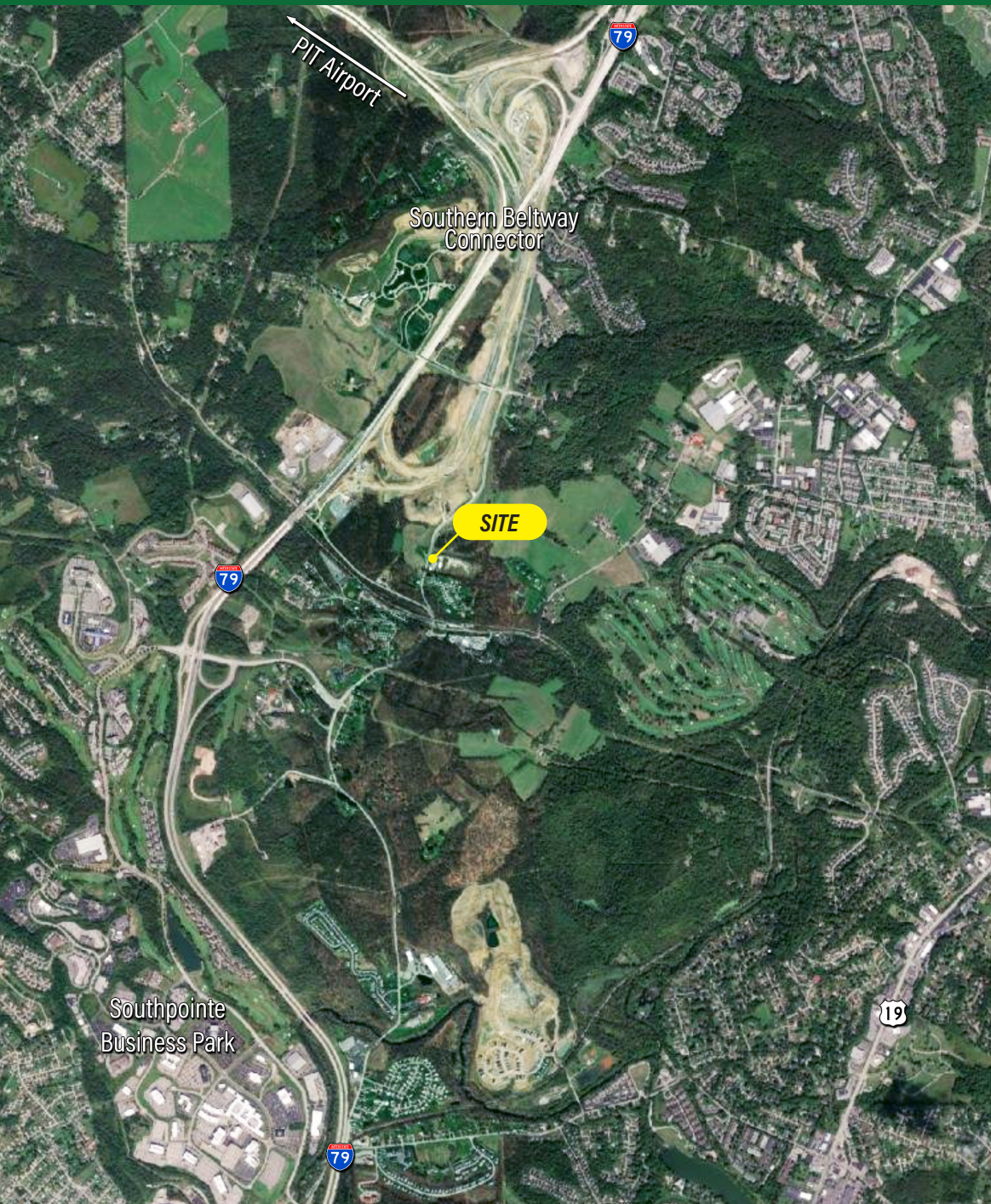


FOR SALE | MULTI-BUILDING PROPERTY

786 MORGANZA ROAD, CANONSBURG, PA 15317 | WASHINGTON COUNTY



| | |
|---------------------|-------------------------------------|
| TOTAL BUILDING AREA | 12,000 SF +/- |
| TOTAL LAND AREA | 8.264 acres |
| OFFICE BUILDING | 3,700 SF |
| LARGE WAREHOUSE | 6,000 SF ; 2 drive-in ; 25' ceiling |
| SMALL WAREHOUSE | 2,400 SF ; 1 drive-in ; 16' ceiling |
| ZONING | C-1: General Commercial |
| SALE PRICE | \$1,600,000 |

Convenient access to I-79 & I-576 (Southern Beltway)



redevelopment
opportunity



zoned
industrial



sale price
\$1,600,000

for more information

JAY PHOEBE

jphoebe@HannaLWE.com

412.261.2200 (office)



HANNA
LANGHOLZ WILSON ELLIS

One PPG Place Suite 1640 Pittsburgh, PA 15222

412.261.2200 hannalwe.com



for more information

JAY PHOEBE

jphoebe@HannaLWE.com

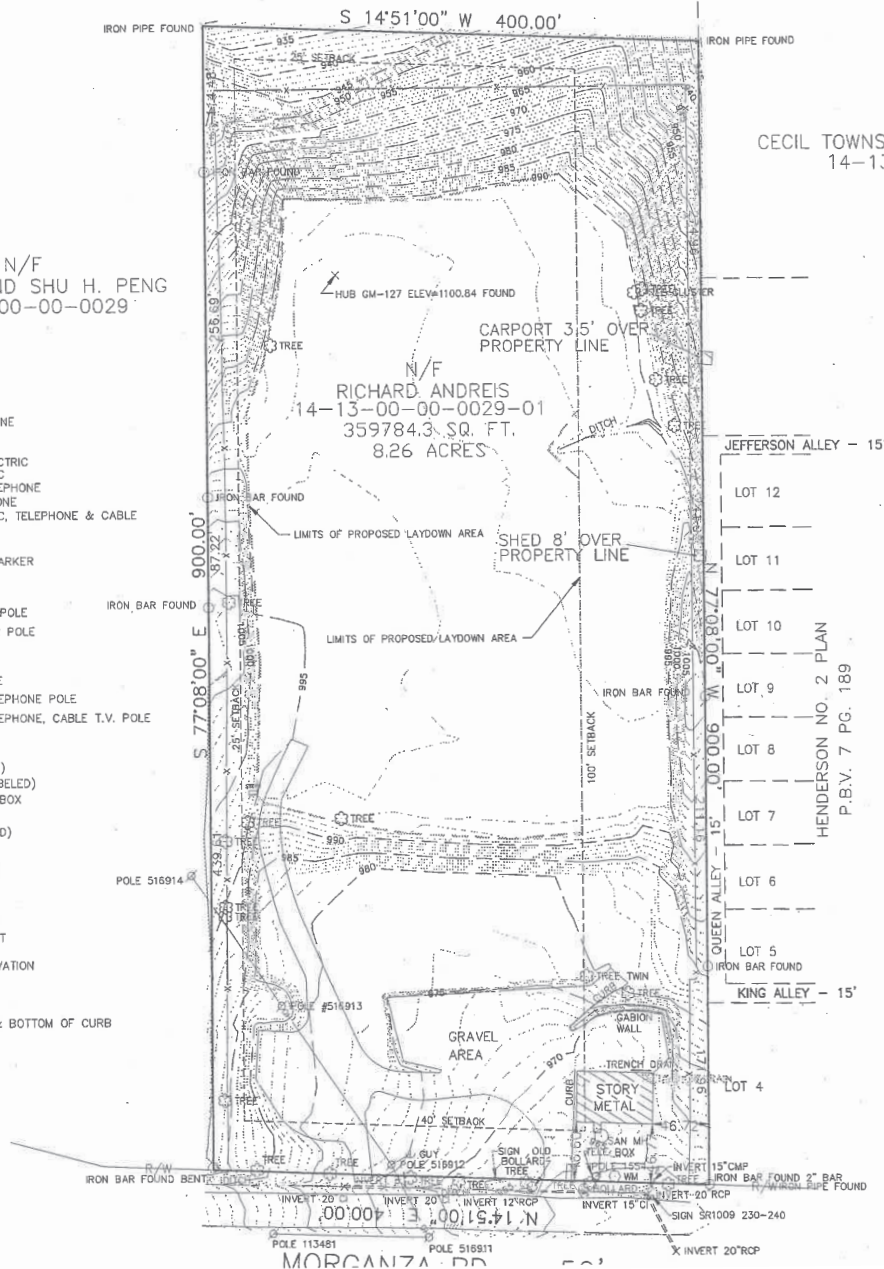
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14-13-02-01-0012

LEGEND

- R/W RIGHT-OF-WAY
- W WATER LINE
- S SANITARY SEWER LINE
- ST STORM SEWER LINE
- G GAS LINE
- UE UNDERGROUND ELECTRIC
- OE OVERHEAD ELECTRIC
- UT UNDERGROUND TELEPHONE
- OT OVERHEAD TELEPHONE
- OET&C OVERHEAD ELECTRIC, TELEPHONE & CABLE
- FENCE
- GAS LINE MARKER
- TELEPHONE LINE MARKER
- POWER POLE
- TELEPHONE POLE
- TELEPHONE, LIGHT POLE
- TELEPHONE, POWER POLE
- GENERAL POLE
- LIGHT POLE
- LIGHT, POWER POLE
- LIGHT, POWER, TELEPHONE POLE
- LIGHT, POWER, TELEPHONE, CABLE T.V. POLE
- ANCHOR
- SIGN
- CATCH BASIN (C.B.)
- MAN HOLE (AS LABELED)
- TRAFFIC CONTROL BOX
- FIRE HYDRANT
- VALVE (AS LABELED)
- MAIL BOX
- GUARD POST
- SOIL BORING
- MONITORING WELL
- CLEAN OUT
- DOWN SPOUT
- EOP EDGE OF PAVEMENT
- FLOOR DRAIN
- FINISH FLOOR ELEVATION
- FLAG POLE
- ROOF DRAIN
- YARD DRAIN
- SPOT ELEV. TOP & BOTTOM OF CURB



N/F
CECIL TOWNSHIP SCHOOL DISTRICT
14-13-02-01-0012

N/F
RICHARD ANDREIS
14-13-00-00-0029-01
359784.3 SQ. FT.
8.26 ACRES



Know what's below
Call before you dig

CALL BEFORE YOU DIG
IN PENNSYLVANIA
1-800-242-1779

THE GENERAL CONTRACTOR SHALL NOTIFY ALL UTILITY
COMPANIES INVOLVED IN THE SITE NO MORE TEN DAYS
AND NO LESS THAN THREE DAYS IN ADVANCE OF EXCAVATION
(PA ACT 287 OF 1974 AMENDED BY ACT 181 OF 2008).
PA STATE LAW REQUIRES 3
WORKING DAYS NOTICE

0' 25' 50' 100'
SCALE: 1" = 50'

MORRIS KNOWLES & ASSOCIATES, INC.
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ANY FORM OR MANNER WHATSOEVER, NOR
ARE THEY TO BE ASSIGNED TO ANY THIRD

THE LOCATION OF EXISTING UTILITIES WERE TAKEN
FROM RECORDS AND MARKING PROVIDED BY OTHERS
AND OBSERVED EVIDENCE. THE LOCATIONS SHOWN
MAY BE APPROXIMATE. THE CONTRACTOR IS
RESPONSIBLE FOR DETERMINING THE EXACT LOCATIONS,
SIZES AND DEPTH OF ALL UTILITIES PRIOR TO

| REVISION BY | DATE | DESCRIPTION |
|-------------|------|-------------|
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| | | |
| | | |
| | | |

DESIGNED BY: N/C
REVIEWED BY: N/C
DATE: FEB. 12, 2009
PROJ. NO.: 1613.01
DRAWING NO.: C-25300

SCALE
1" = 50'

MORRIS KNOWLES
INC.
1400 N. 10TH ST.
P.O. BOX 100
HARRISBURG, PA 17105-0100
TEL: 717-634-1000
FAX: 717-634-1001

ALVAREZ DEVELOPMENT
Prepared for
ALVAREZ INC.
735 MOCANZA ROAD, CECIL TOWNSHIP, WASHINGTON COUNTY, PA
EXISTING CONDITIONS PLAN

DRAWING NO.
C-25300

for more information
JAY PHOEBE
jphoebe@HannaLWE.com

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LANGHOLZ WILSON ELLIS