

For Sale- Flex Office & Manufacturing

1 Technology Lane Murrysville, PA 15632

This is a freestanding industrial/flex office building designed for a single user within the Murrysville Business Park.

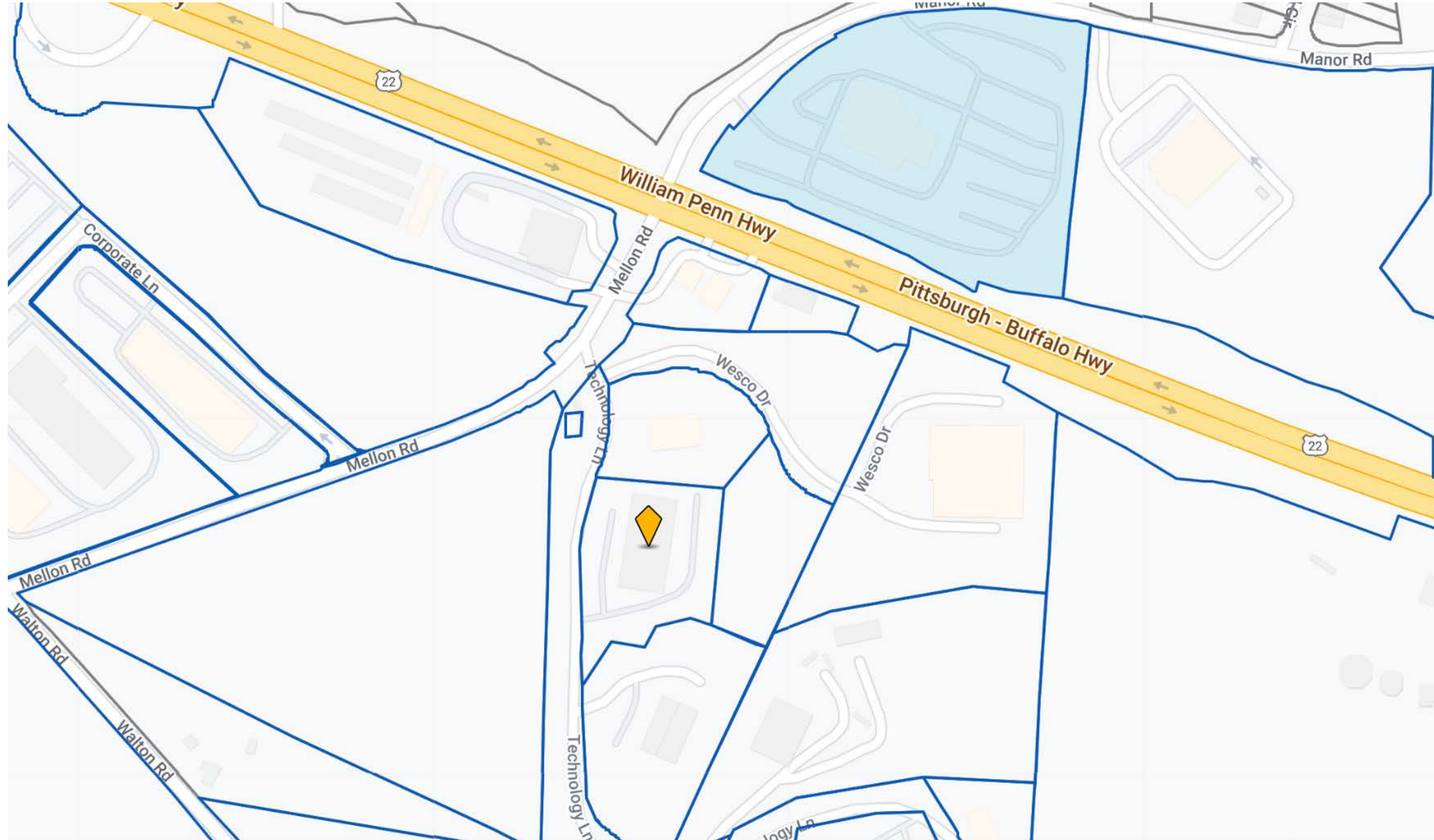
The building sits on 2.18 acres in Export, PA located only 20 miles outside of Pittsburgh.

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Site Map

1 Technology Lane
Murrysville, PA 15632



Property Features

1 Technology Lane is a freestanding industrial/flex office building designed for a single user within the Murrysville Business Park.

The building sits on 2.18 acres in Export, PA located only 20 miles outside of Pittsburgh.

Building Size:

20,000 SF Industrial Property

Land Area:

94,961 SF on 2.18 AC

Building FAR:

0.21

Building Type:

Flex Light Manufacturing

Parcel ID:

49-21-00-0-053

Zoning:

B; Business District

Construction Type:

Masonry

Drive Ins:

One drive in (10' x 8')

Parking:

70 parking stalls

Clear Height:

10'8"

Power:

800 AMP, 3 phase, 4 wire power

Electric Company:

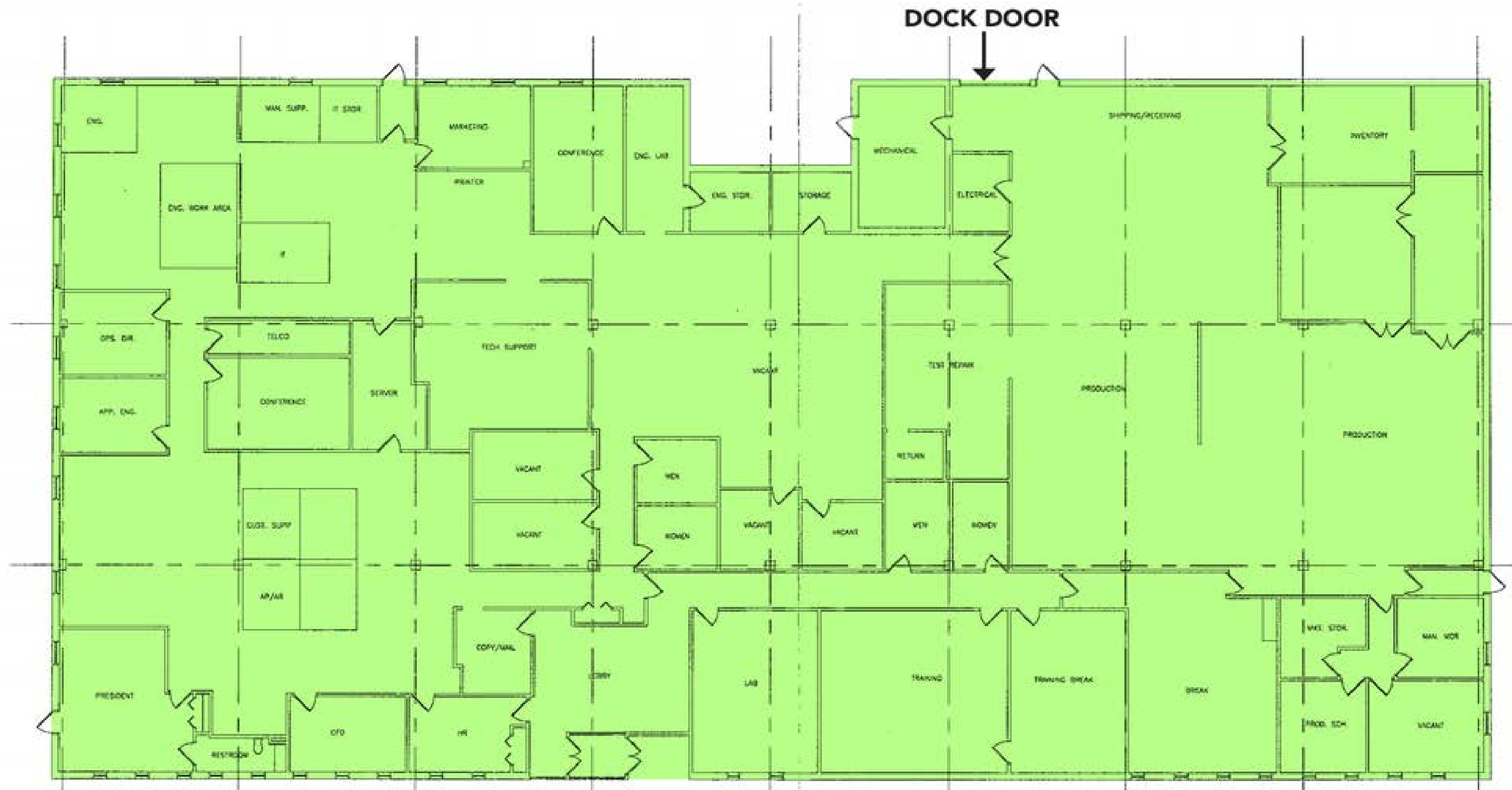
West Penn Power

Water:

MAWC (Municipal Authority of Westmoreland County)

Floor Plan & Column Spacing

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Highway Access

Direct Access to William Penn Hwy
(U.S. 22)
5 min drive West to PA-66

Distance / Drive Times:

Pittsburgh
International Airport:
41 Miles / 45 Minutes

Downtown Pittsburgh:
23.1 Miles / 30 Minutes
Neighboring

Nearby Retailers

Walmart Supercenter
McDonald's
Jim Shorkey Murrysville Chevrolet
Tractor Supply Co.
Westmoreland Country Club
Cloverleaf Golf Club
Picante Mexican Grille
CrossFit

Nearby Hotels

Holiday Inn Express
Super 8 by Wyndham
DoubleTree by Hilton

Industrial Tenants

CSE Corporation
Standard Air & Lite
Corporation
FS-Elliott
Carclo Technical Plastics
Walmart Supercenter
Fresenius Kidney Care
Murrayville
eLoop
Tractor Supply Co.
Quest Healthcare Development
Leybold USA Inc.

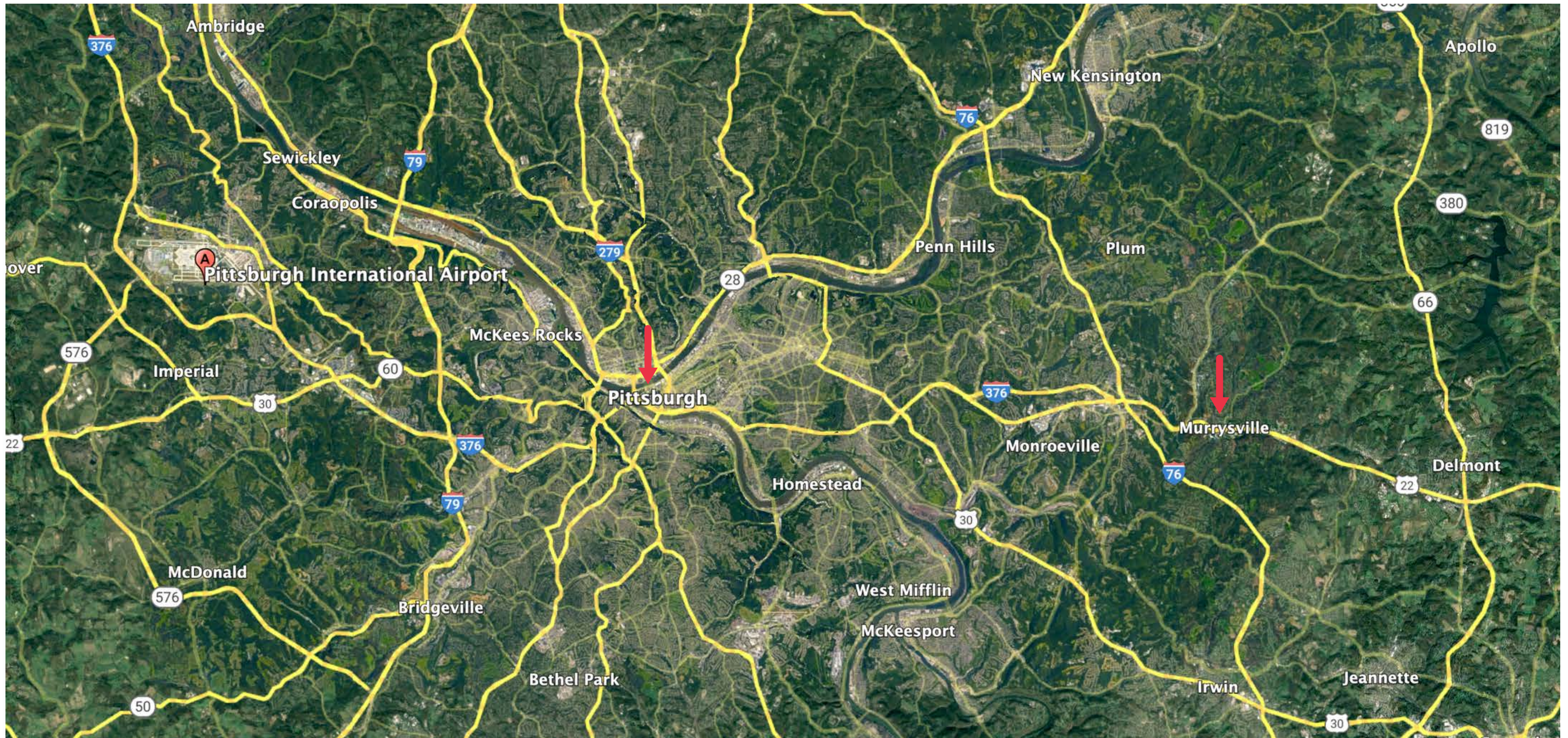
Neighboring Industrial Tenants

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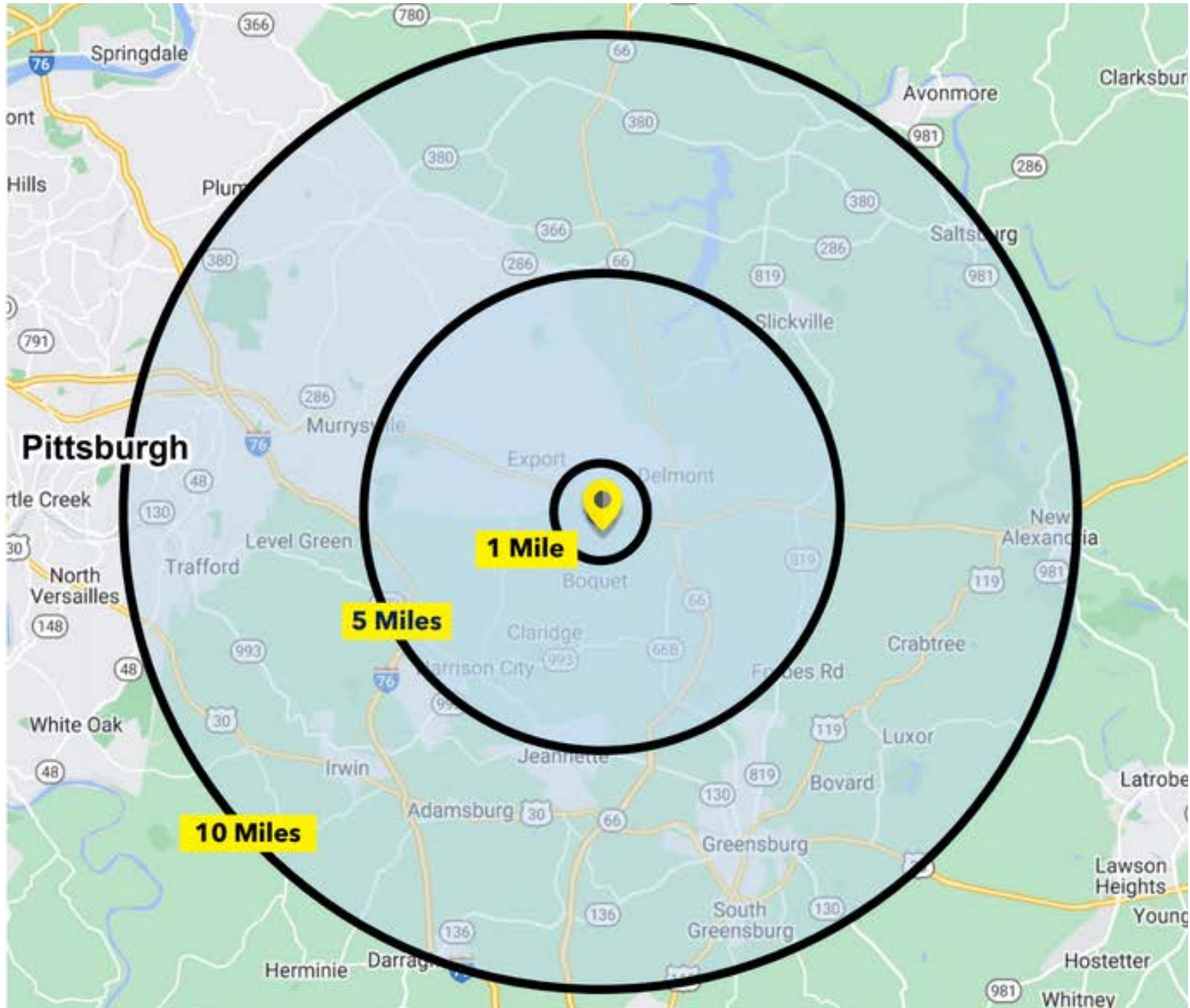
Area Overview

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Area Demographics

**1 Technology Lane
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1 Mile Radius

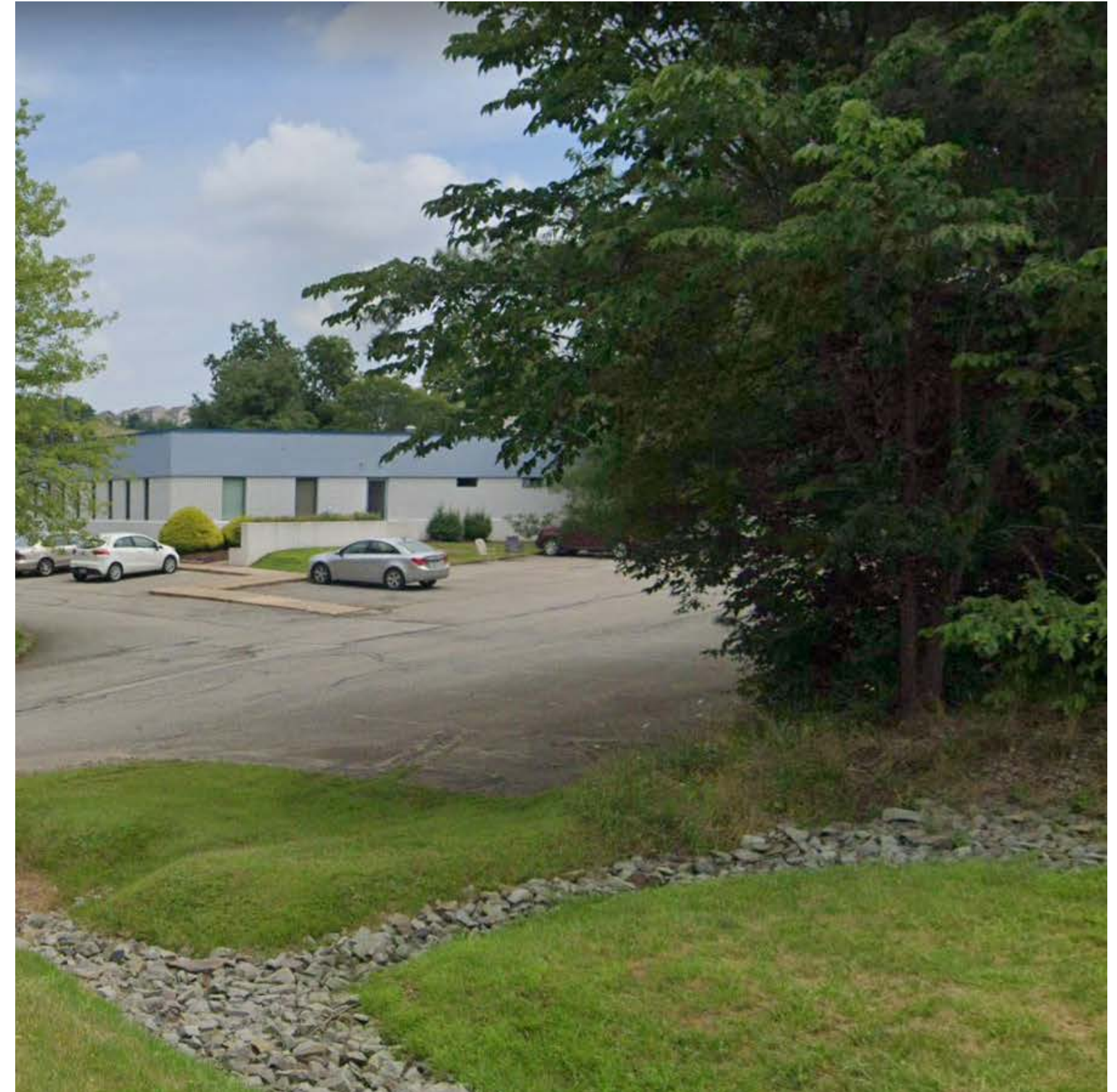
5 Mile Radius

2021 Population	38,212
5 Year Growth Projection	-0.90%
Total Households	15,472
2021 Median Income	\$75,675
2022 Median Age	48.3

10 Mile Radius

Industrial Exterior

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Aerial Photo

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