

INDUSTRIAL REDEVELOPMENT OPPORTUNITY

4023 4TH AVE., BEAVER FALLS, PA



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22.85 ACRES

I-76 3.3 MILES

I-376 2.5 MILES

I-79 16 MILES

I-80 32 MILES

OFFERING:

- 22.85 ACRES AVAILABLE
- ALL UTILITIES TO SITE
- SUBSTANTIAL AMOUNT OF PROPERTY PAVED TABLE TOP FLAT
- ENTIRE SITE SECURED BY FENCING
- TWO ENTRANCES OFF OF 18TH & 37TH ST.

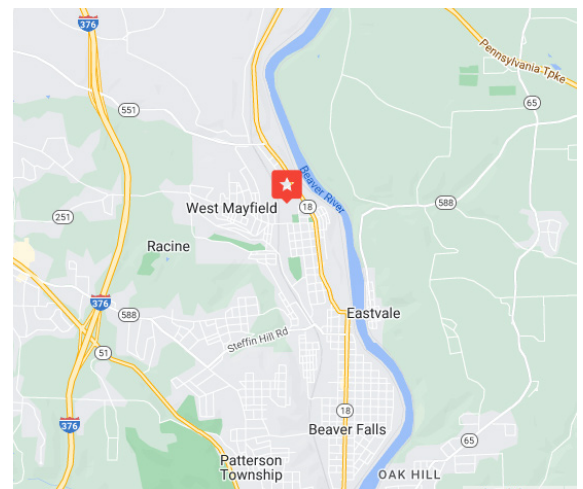
\$2,500,000

CONTACT:

AJ PANTONI

ajpantoni@hannacre.com

412-261-2200



HANNA COMMERCIAL REAL ESTATE

11 STANWIX ST., SUITE 1024

PITTSBURGH, PA 15222

HANNACRE.COM

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 Commercial Real Estate 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.

INDUSTRIAL
**REDEVELOPMENT
OPPORTUNITY**

4023 4TH AVE., BEAVER FALLS, PA



SINGLE USER REDEVELOPMENT



STROMBERG / GARRIGAN & ASSOCIATES

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INDUSTRIAL PARK



INDUSTRIAL PARK



LANDSCAPE ARCHITECTURE
PLANNING

STROMBERG / GARRIGAN & ASSOCIATES

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