

INDUSTRIAL SITE FOR SALE

200 STEWART WAY, SHARON, PA 16146



51± ACRE INDUSTRIAL SITE



SITE FEATURES:

- FOR SALE: 51± Total Acres (3 parcels)
 - Main site is 41 acres (secure perimeter)
- Industrial Zoning
- Existing Use: Scrap yard / industrial processing
- Multiple existing structures
- Power 480 3 Phase / 23 KW Substation on Property
- Norfolk Southern Rail switch just outside gate on adjacent property



CONTACT:

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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.

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- Multiple existing structures:
Scale Houses: Certified Truck Scale w/ radiation detector
3 Individual Industrial Structures total SF 19,600
Shed / Pad for removal of fluids from vehicles with NPDES



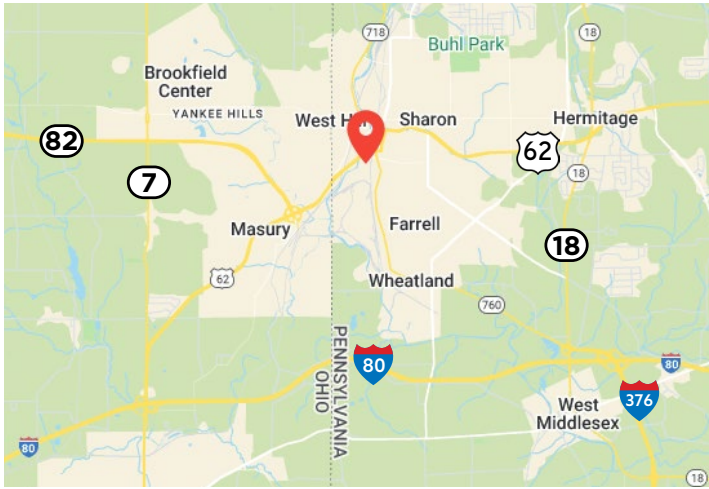
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GREAT LOCATION WITH EASY ACCESS

- Less than ½ mile to US 62
- 4.6 miles to Route 7 in Ohio
- 5.3 mile to I-80 in Ohio
- 5.75 miles to I-376 / I-80 in Pennsylvania
- Equidistant between Pittsburgh and Cleveland



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