

INDUSTRIAL BUILDING

FOR SALE OR LEASE

1901 OLD BUTLER RD., NEW CASTLE, PA 16101

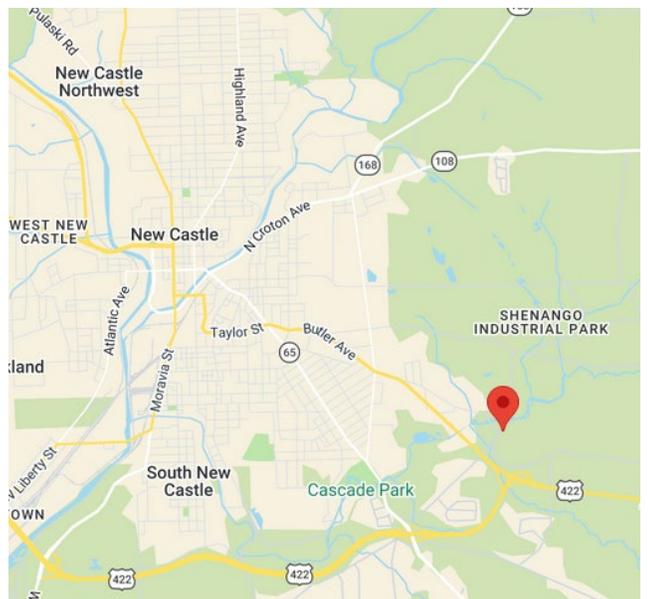


ASKING PRICE: \$495,000



PROPERTY FEATURES:

- 9,860 SF industrial building with efficient layout for warehousing or light manufacturing
- Asking Price: \$495,000
- 14' clear height
- Two (2) docks
- Just 0.2 miles to Route 422 for immediate regional access
- Approximately 9 miles to I-79, connecting to Pittsburgh and major distribution corridors
- Secure fenced yard ideal for outdoor storage, fleet parking, or equipment staging
- Competitive lease rate at \$6.50 NNN



CONTACT:

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412 261 7134

HANNA COMMERCIAL REAL ESTATE

11 STANWIX ST., SUITE 1024

PITTSBURGH, PA 15222

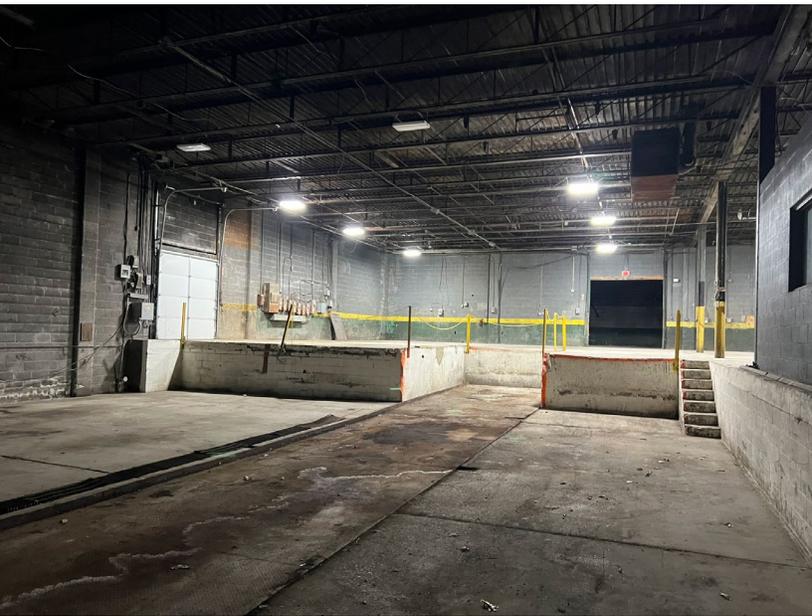
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