

**CBRE**

CBRE, Inc.  
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Licensed Real Estate Broker

# 2045 WEST PIKE STREET



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**190,235 SF • 35.23 ACRES**

**HOUSTON, PENNSYLVANIA 15342**

CHARTIERS TOWNSHIP • WASHINGTON COUNTY

# WAREHOUSE / MANUFACTURING BUILDING



<b>TOTAL BUILDING SIZE</b>	<b>150,235 SF +/-</b>
Warehouse / Manufacturing Space	119,010 SF +/-
First Floor Office Space	13,013 SF +/-
Second Floor Office Space	18,212 SF +/-
<b>TOTAL ACREAGE</b>	<b>15.75 Acres +/-</b>
<b>DRIVE-IN DOORS</b>	<b>Eight (8)</b>
<b>DOCK DOORS</b>	<b>One (1) with Dock Leveler</b>
<b>OVER HEAD CRANES</b>	<b>Nineteen (19)</b>
<b>PARKING</b>	<b>110 Spaces</b>
<b>ELECTRICAL</b>	<b>Dual Feed: 1500 kVA, 12470 HV 2100 kVA, 4160 V</b>
<b>ZONING DISTRICT</b>	<b>Industrial District (I-1)</b>

# OFFICE BUILDING



<b>Total Building Size</b>	<b>40,000 GSF +/-</b>
<b>Total Acreage</b>	<b>19.48 +/-</b>
<b>Floors</b>	<b>Three</b>
	1st Floor: 13,000 SF +/-
	2nd Floor: 13,000 SF +/-
	3rd Floor: 14,000 SF +/-
	<b>TOTAL: 40,000 GSF +/-</b>
<b>Parking</b>	<b>81 Spaces</b>
<b>Zoning District</b>	<b>Industrial (I-1)</b>
<b>Year Built</b>	<b>2004</b>
<b>Elevator</b>	<b>1 (Schindler 3,000 Lb. Capacity)</b>
<b>HVAC</b>	<b>Two (2) 75-Ton Roof Units</b>
<b>Electrical</b>	<b>12000 AMP, 480v/277v, 3-Phase</b>

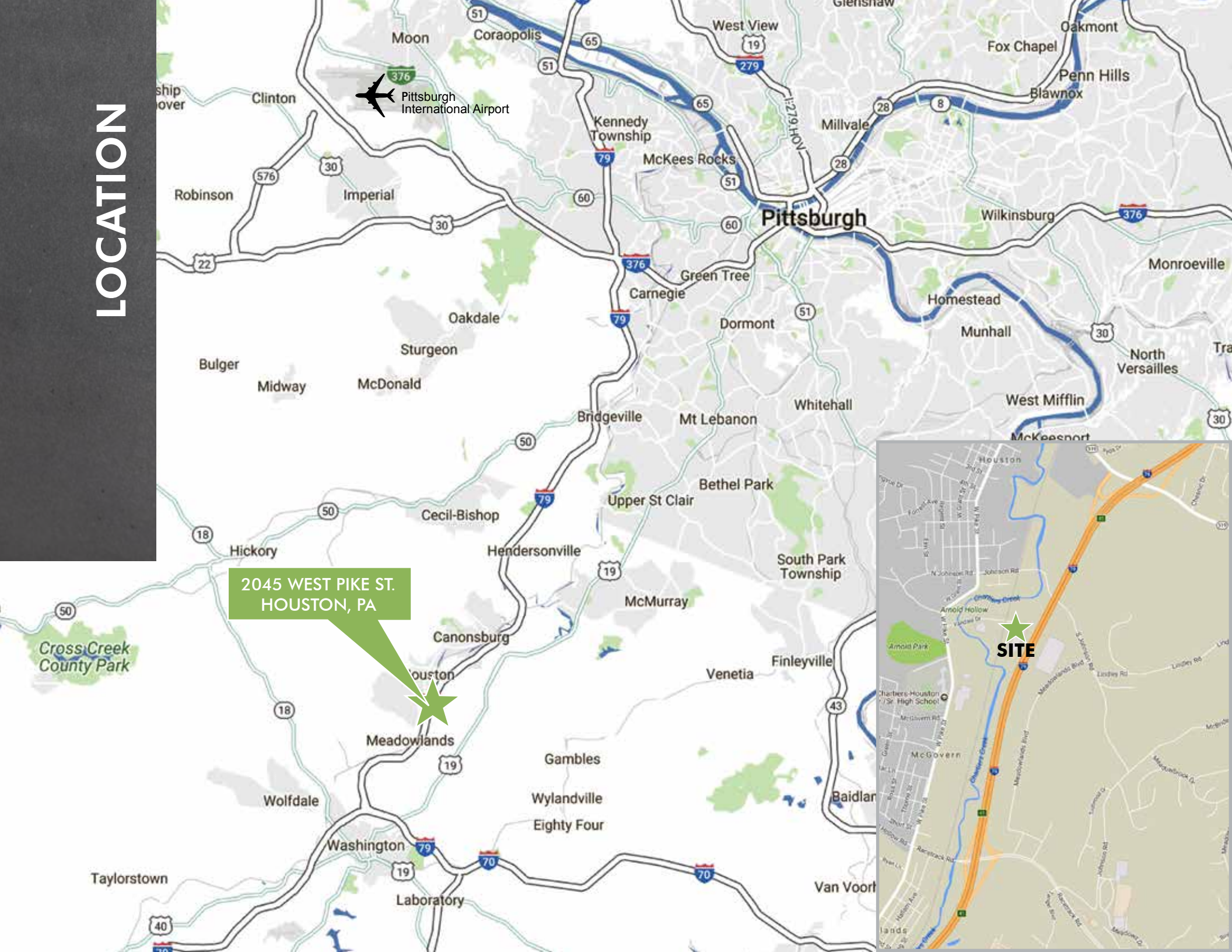
## UTILITIES

<b>Electricity</b>	<b>Allegheny Power Co.</b>
<b>Gas</b>	<b>Columbia Gas</b>
<b>Water</b>	<b>PA American Water Authority</b>
<b>Sewage</b>	<b>Canonsburg-Houston Joint Authority</b>

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# LOCATION



2045 WEST PIKE ST.  
HOUSTON, PA

