

INDUSTRIAL WAREHOUSE SPACE ALONG I-70 CORRIDOR

UP TO **86,364[±]** WITH
LAYDOWN YARD

FOR LEASE

100 RIVERVIEW DRIVE

BUILDINGS 110 & 120



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MONESSEN RIVERFRONT INDUSTRIAL PARK

MONESSEN, PENNSYLVANIA 15062

ROSTRAVER TOWNSHIP • WESTMORELAND COUNTY



MONESSEN RIVERFRONT INDUSTRIAL PARK

PROPERTY HIGHLIGHTS

TOTAL AVAILABLE	86,364 SF +/-
TOTAL BUILDING SIZE	117,564 SF +/-
TOTAL ACREAGE	11.35 Acres +/-
CEILING HEIGHT	25' 11" - 33'
GRADE-LEVEL DOORS	Four Total Two: 14'h x 12'w; One: 8'w x 10'h One: 14'h x 18'w
DOCK DOORS	One 14'h x 12'w
INTERNAL LOADING DOCKS	One 74' x 15' dock well
CRANES	One 5-ton
ELECTRICAL	480-Volt, 3-phase
BAY WIDTH	60'
ZONING	M-2 Heavy Industrial



100 RIVERVIEW DRIVE

The property offers easy access via the Monessen Exit of Interstate 70 and close to Interstate 79 and the PA Turnpike (I-76).



A variety of industrial uses are permitted, including steel fabrication, warehouse distribution, engineering, and the oil and gas industry.

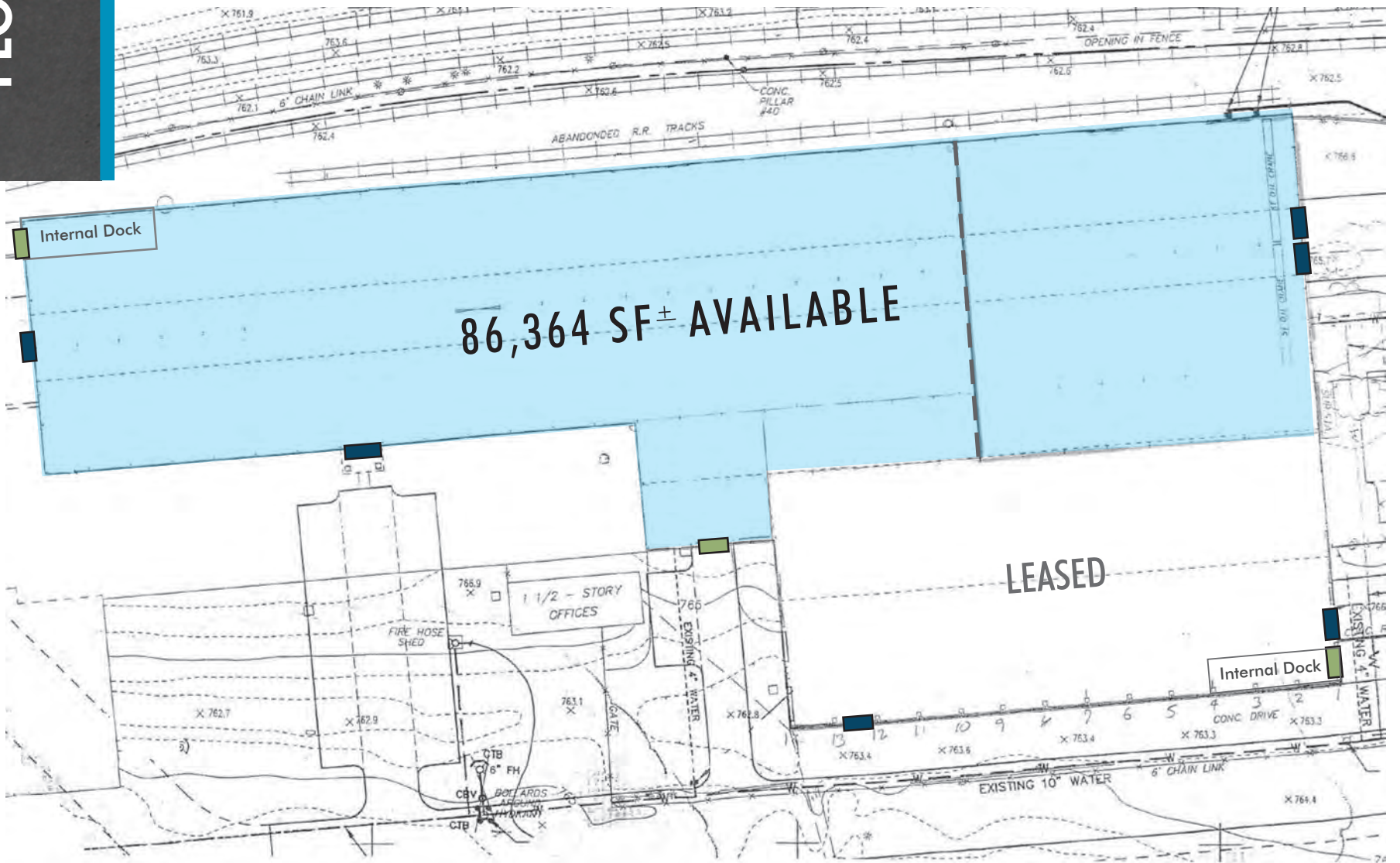
An aerial photograph of an industrial site. In the foreground, a large outdoor storage area is outlined in blue, containing stacks of materials. Behind it is a large white and red industrial building with a parking lot. To the left, a multi-lane highway bridge crosses over a river and railroad tracks. The background shows a wooded hillside under a clear blue sky.

**OUTDOOR STORAGE
APPROX. 2.5 ACRES±**



KEY

	Grade Level Door		Dock Door
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SITE AERIAL



CITY OF MONESSEN

906

MONONGAHELA RIVER

906

EXIT 41

INTERSTATE 70

100 RIVERVIEW DRIVE

Charleoi Monessen Bridge

