

## MONESSEN RIVERFRONT INDUSTRIAL BUILDING



<b>MUNICIPALITY:</b>		City of Monessen	<b>UTILITIES:</b>	
<b>LOCATION:</b>		Maronda Way & Riverview Dr.	<b>Electricity:</b>	Allegheny Power Co. (both buildings contain 2,000 Amp, 480/277 3-Phase service)
<b>ADDRESS:</b>		Monessen, PA 15062	<b>Gas:</b>	Dominion Peoples Gas
<b>SITE DESCRIPTION:</b>			<b>Water:</b>	Charleroi Water Authority
<b>Type of Building:</b>		Industrial (Zoned M-2)	<b>Sewage:</b>	Mon Valley Sewage Auth.
<b>a. Total:</b>		163,200 SF	<b>Telecommunications:</b>	Unknown
<b>b. Building 2:</b>		163,200 SF	<b>Comments:</b>	1,000 WMH high bay lighting in both buildings.
<b>c. Available:</b>		163,200 SF	<b>TRANSPORTATION:</b>	
<b>Wall Construction:</b>	Insulated metal panel	<b>Nearest Highway:</b>	Interstate 70 – 3.8 miles	
<b>Floor Construction:</b>	Reinforced concrete in both buildings	<b>Nearest Airport:</b>	Pittsburgh International Airport – approximately 40 miles	
<b>Roof Construction:</b>	Standing seam metal	<b>Rail Accessible:</b>	Active Rail Spur on property served by CSX and W&LE	
<b>Ceiling Heights:</b>	28' at eaves	<b>Water Access:</b>	River Frontage w/Piers	
<b>Truck Doors:</b>	Multiple Drive-in doors	<b>Comments:</b>	RT 43 is approximately 7.5 miles and RT 51 is approximately 7 miles.	
<b>Cranes:</b>	None	<b>STATUS:</b>		
<b>Sprinkling System:</b>	ESFR system	<b>Available For:</b>	Sale- Lease- \$3.95/sf (Lease is Triple Net)	
<b>Security System:</b>	Unknown	<b>Consider Subdivision:</b>	Approximate 6.96 acre lot also available for Lease @ \$85,000/year Triple Net	
<b>Comments:</b>	Constructed in 2005, site is a total of approx. 30 acres. Additional information available.			
<b>CONTACT:</b>	WCIDC Fifth Floor, Suite 520 40 N. Pennsylvania Ave. Greensburg, PA 15601 PHONE: (724) 830-3061 FAX: (724) 830-3611 Web Site: www.westmorelandcountyidc.org		<b>NOTE:</b> Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, change in price, prior sale, withdrawal notice, or other conditions.	