

MONESSEN RIVERFRONT INDUSTRIAL PARK

City of Monessen,
Westmoreland County, PA

LOTS SOLD

LOT 1-2-3-4
LOT 5-6-7-8
LOT 9
LOT B

COMPANY

FARNHAM & PFILE (Former Maronda Buildings)
FARNHAM & PFILE (Green Energy Building)
KEYSTONE RIVER PROPERTIES
MONESSEN FOOD PANTRY

BUILDINGS LEASED

BUILDING C
BUILDING D

COMPANY

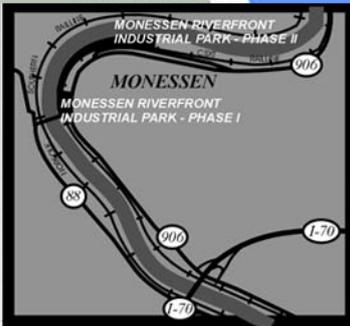
MAGISTERIAL DISTRICT JUSTICE 10-1-03
(303 Riverview Drive)
WESTMORELAND ADULT PROBATION
(301 Riverview Drive)
WESTMORELAND ADVANCED MATERIALS
WYATT INC.
ECI (Varco)
SANTELLI TEMPERED GLASS
FARNHAM & PFILE

BUILDING 110-120-130
BUILDING 110-120
BUILDING 210
BUILDING 220
BUILDING 220-230

PHASE II

MARONDA WAY

LOCATION MAP



PHASE I

LOT/BUILDING STATUS

- LEASED/SOLD
- SHORT-TERM LEASED
- AVAILABLE

100% LOTS/BUILDINGS SOLD

REVISED: 05/13/16



Westmoreland County Industrial Development Corporation
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MONESSEN RIVERFRONT INDUSTRIAL PARK



LOCATION:

Address: PA Route 906
Monessen, Pennsylvania 15062

Municipality: City of Monessen

Latitude: 40° 09' 30"

Longitude: 79° 54' 30"

DESCRIPTION:

Building Type: Industrial. Warehouse/Distribution

Number of Bldgs.: 2

Total Square Footage: 248,415 sq. ft.
a. Bldg 100: 116,404 sq. ft.
b. Bldg 200: 131,782 sq. ft.

Square Footage Available
a. Bldg 100: 31,500 sq. ft.
b. Bldg 200: 0 sq. ft.

Floor Type: Reinforced Concrete

Construction Type: Insulated Metal

Roof Type
a. Bldg 100: Metal Standing seam roof/
Rubber spray on
b. Bldg 200: Rubber Spray-on

Number of Floors: 1

Ceiling Heights:
a. Bldg 100: 26'
b. Bldg 200: 28'

Cranes: 2 crane rails in Bldg 100 and 3
crane rails in bldg 200

Truck Doors:
a. Bldg 100: 2 Docks; 3 Drive-in
b. Bldg 200: 2 Docks; 2 Drive-in

Zoned: Light Industrial

Notes: Lot B has a 7,200 SF building that is available. Lot 7 (1.67 Acres) & Lot 8 (4.02 Acres) are also available.

Topography: Flat

Lot Size: These buildings are situated on 26.2 acres.

TRANSPORTATION:

Nearest Highway: I 70 – 2 mile
Turnpike, 18 miles

Nearest Airport: Allegheny County
Airport – 14 miles

Rail Accessible: Feasible (Spur on site)

Closest Port: Pittsburgh

UTILITIES:

Electric: West Penn Power Company

Service: 12.5 kV voltage on site

Gas: Peoples Natural Gas

Gas Line Size: 2" line from sub-station
(sub-station on site)

Water: Authority of the Borough of Charlerori

Water Line Size: 10"

Sewage: Mon Valley Sewage Authority

Fiber Optic: Yes

GENERAL INFORMATION:

2016

Millage Rates: Monessen - 128.32 mills

Nearest Fire
Company: Monessen VFD – Less than 1 mile

Distance to
Landfill: 2 miles

SALE/LEASE:

Lease: Lease rate unknown

CONTACT:



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www.westmorelandcountyidc.org

NOTE: 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.

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CHOICE**
... for your business expansion!