



**274,000 SF & 22 AC  
AVAILABLE**

# Available

## Moor Industrial Park

[jll.com](http://jll.com)

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Monaca, PA 15061

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## PROPERTY SPECIFICATIONS

Building Area	± 274,000 SF
Available Space	± 274,000 SF
Acreage	22.0 AC
Zoning	RBP - Riverfront Business Park District
Clear Height	16' - 22'
Docks	7 (8' x 8')
Drive in Doors	4 (Varies)
Electric	Phase 3, 480/240/110 volt
Sprinkler System	Ordinary Hazard - Dry Sprinkler
Parking Spaces	Ample
Exterior Storage	Ample

## HIGHLIGHTS

- Manufacturing, warehouse & general industrial applications
- Significant exterior storage potential
- Sub-dividable in various increments
- Proven business location
- Easy access to Routes 51, 65 & I-376





**PHOTOS**





## KEY DISTANCES

11.3 miles (20 min) to I-279

9.1 miles (15 min) to I-79

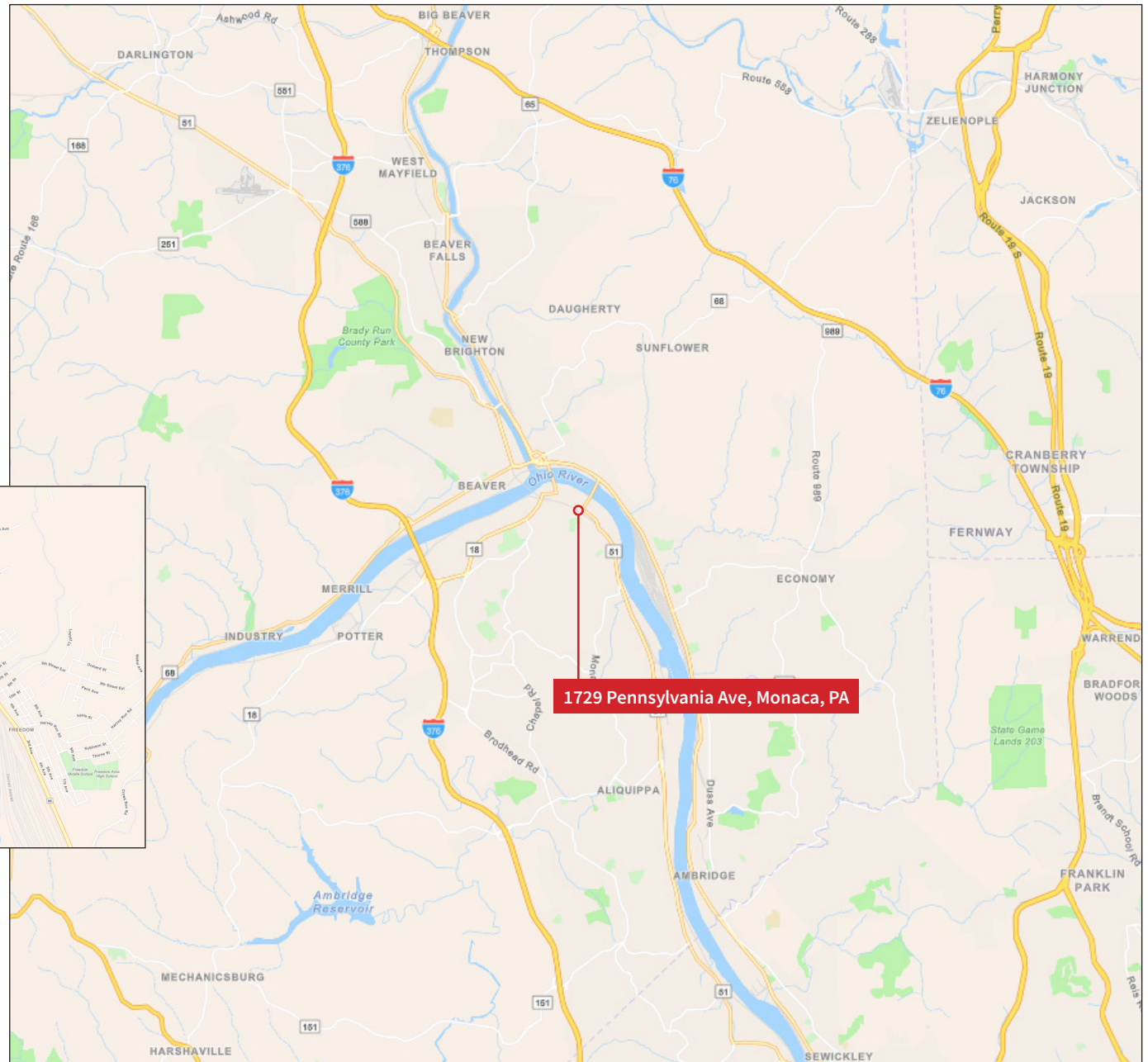
3.43 miles (10 min) to I-376

11 miles (22 min) to Cranberry, PA

25 miles (52 min) to Pittsburgh, PA

79 miles (1 hr 20 min) to Wheeling, WV

19 miles (24 min) to PIT Airport







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