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For sale

1640 Jefferson Avenue | Washington, PA 15301

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 **JLL** SEE A BRIGHTER WAY

SITE

*Property boundaries are approximate



PROPERTY INFORMATION

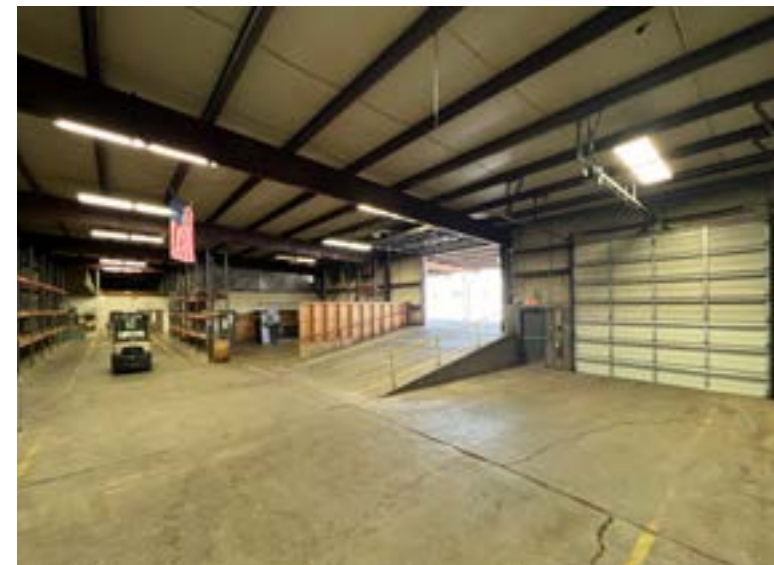
Building Size	± 25,360 SF
Site Size	2.45 AC
Parking	50 spaces
Zoning	M-1 Light Industrial
Location	Canton Township, Washington County
Tax ID	120-009-00-00-0017-04

BUILDING SPECS

Total Building Size	± 25,360 SF
Office Space	± 3,300 SF and ± 1,100 SF Showroom
Construction	Metal
Column Spacing	50' x 25'
Clear Height	15' - 18'
Dock Doors	1 full-height dock, 1 half-height dock
Drive in Doors	5 drive-in doors (14' x 14')
Warehouse Heat	Gas-fired heat
Asking Price	\$1,521,600 (\$60.00 PSF)
Real Estate Taxes	\$18,399 (\$0.73 PSF)



PHOTOS



KEY DISTANCES

0.9 miles (3 min) to I-70

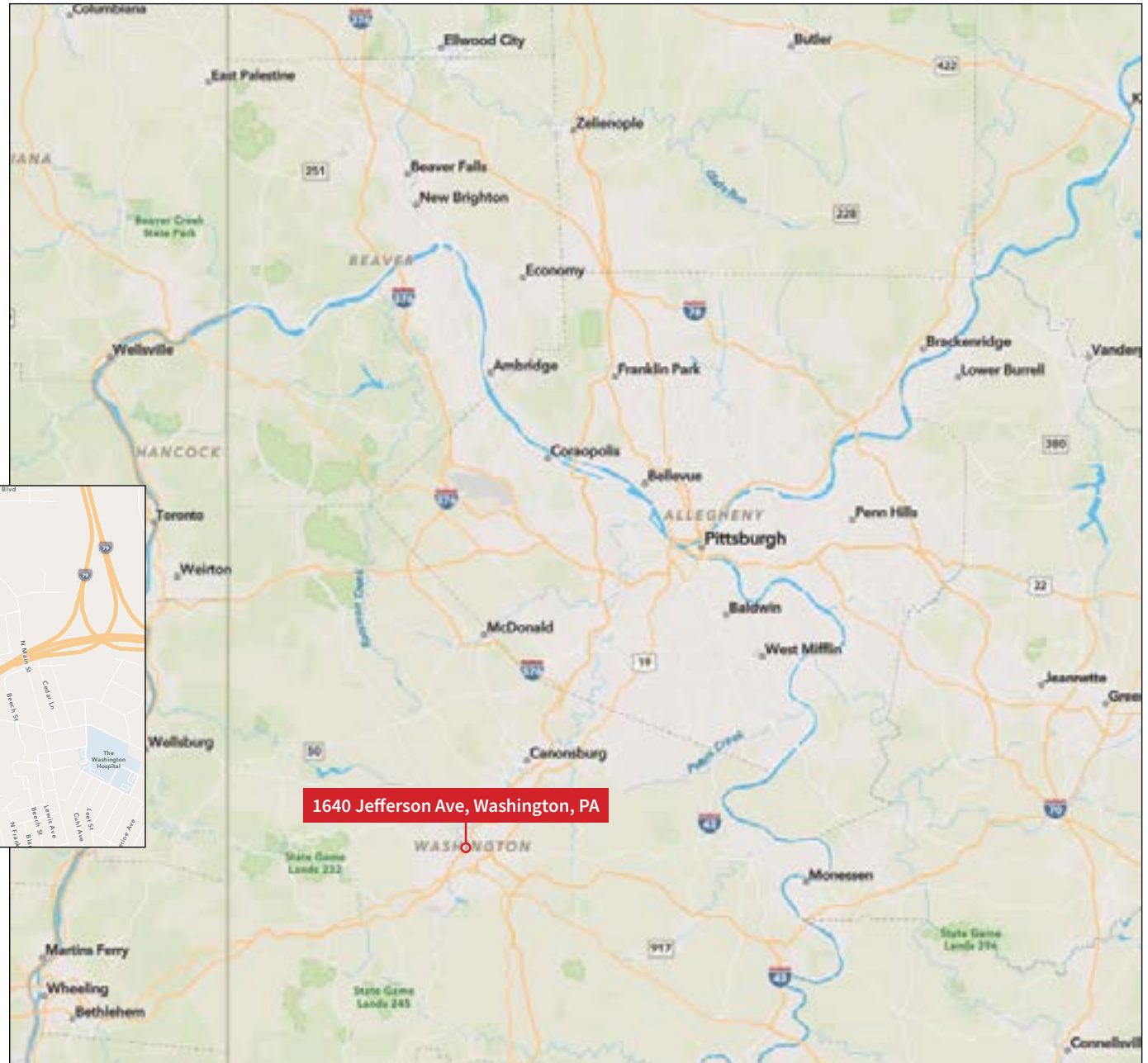
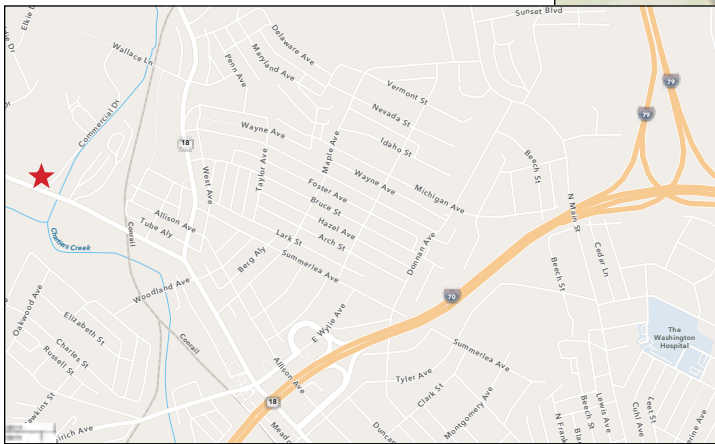
2.0 miles (5 min) to I-79

18 miles (20 min) to I-376

20 miles (23 min) to Cranberry, PA

28 miles (38 min) to Pittsburgh, PA

31 miles (39 min) to Wheeling, WV





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