

**AUCTION on
Oct 20-22, 2025**

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

jll.com

Available


Moor Industrial Park

1729 Pennsylvania Avenue
Monaca, PA 15061

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 **JLL** SEE A BRIGHTER WAY

PROPERTY SPECIFICATIONS

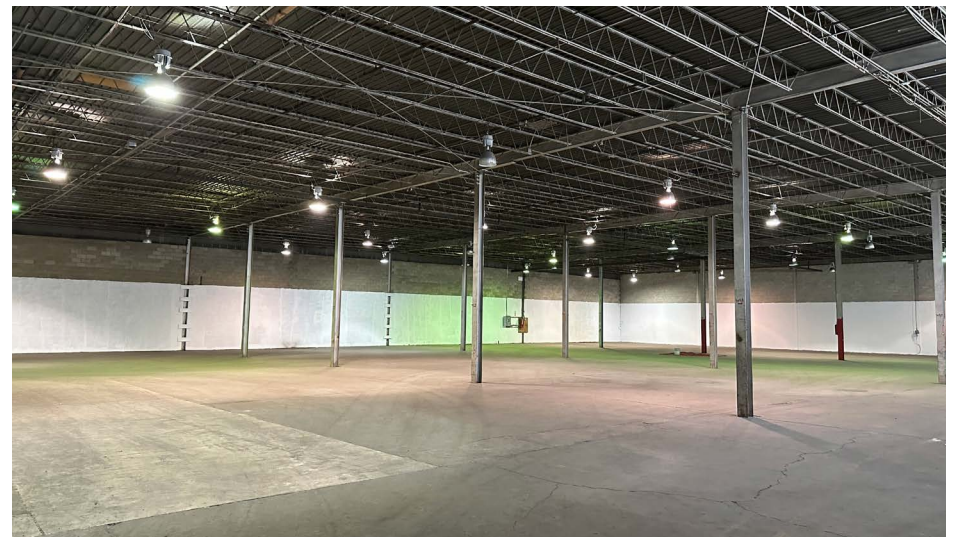
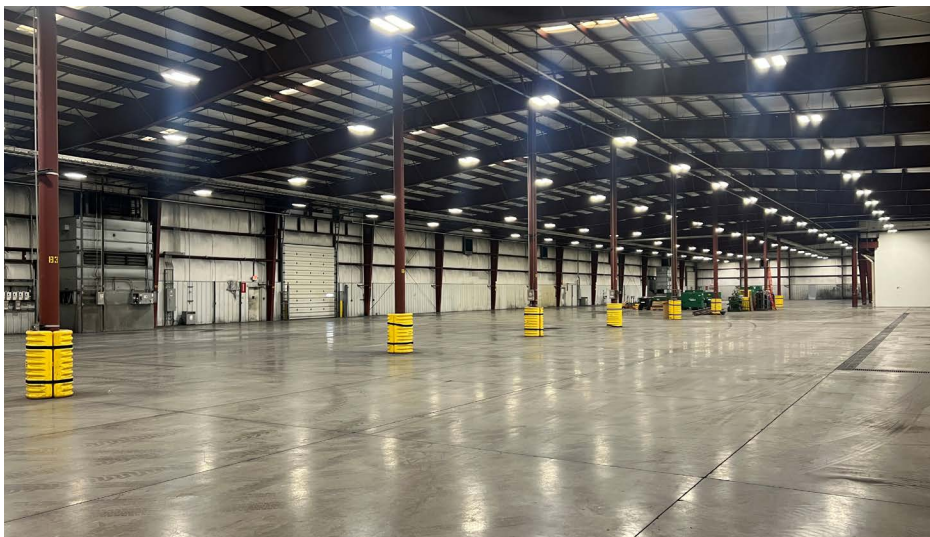
Building Area	± 274,000 SF
Available Space	± 274,000 SF
Acreage	22.0 AC
Zoning	RBP - Riverfront Business Park District
Clear Height	Newest warehouse is 22' - 27'; others vary 16' - 22'
Docks	7 (8' x 8')
Drive in Doors	10 (16' x 16' and 14' x 12')
Cranes	2 (5T)
Electric	3 Phase; 480/240/110V
Sprinkler System	Ordinary Hazard - Zones of Wet and Dry Systems
Parking Spaces	Ample
Exterior Storage	Ample
Other	Various floor drains with oil/water separator

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

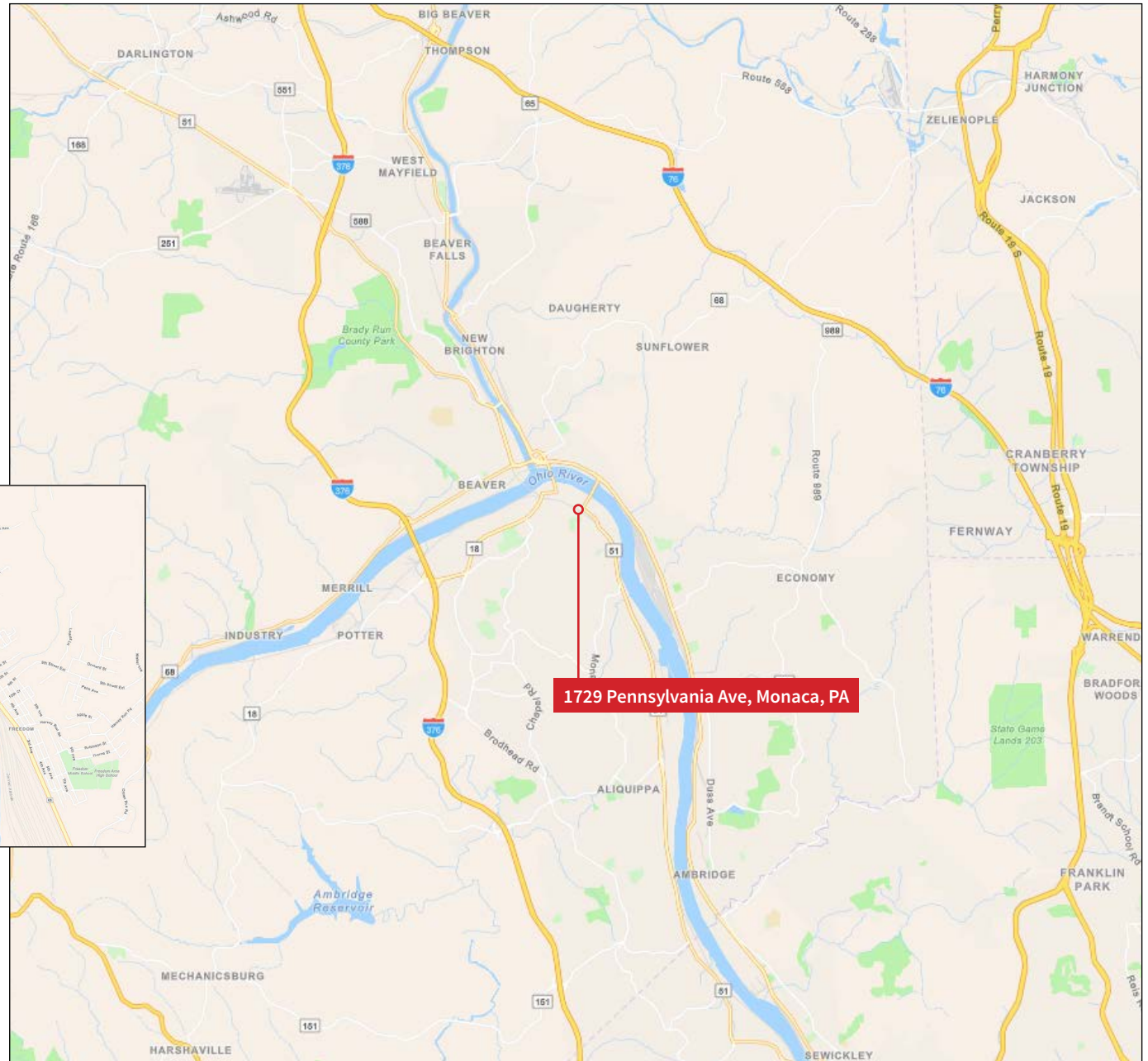
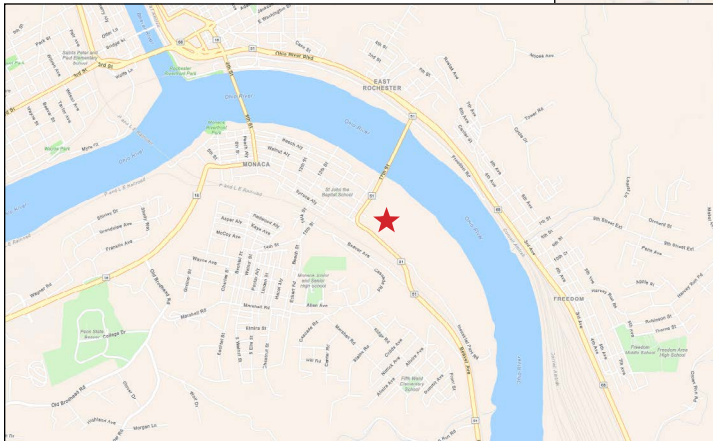
3.43 miles (10 min) to I-376

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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