



For Sale

4 Woodlawn Road | Aliquippa, PA 15001

**TURN-KEY Fleet Maintenance Facility
with 4 AC Secure Yard**

jll.com

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 **JLL** SEE A BRIGHTER WAY

SITE

*Property boundaries are approximate

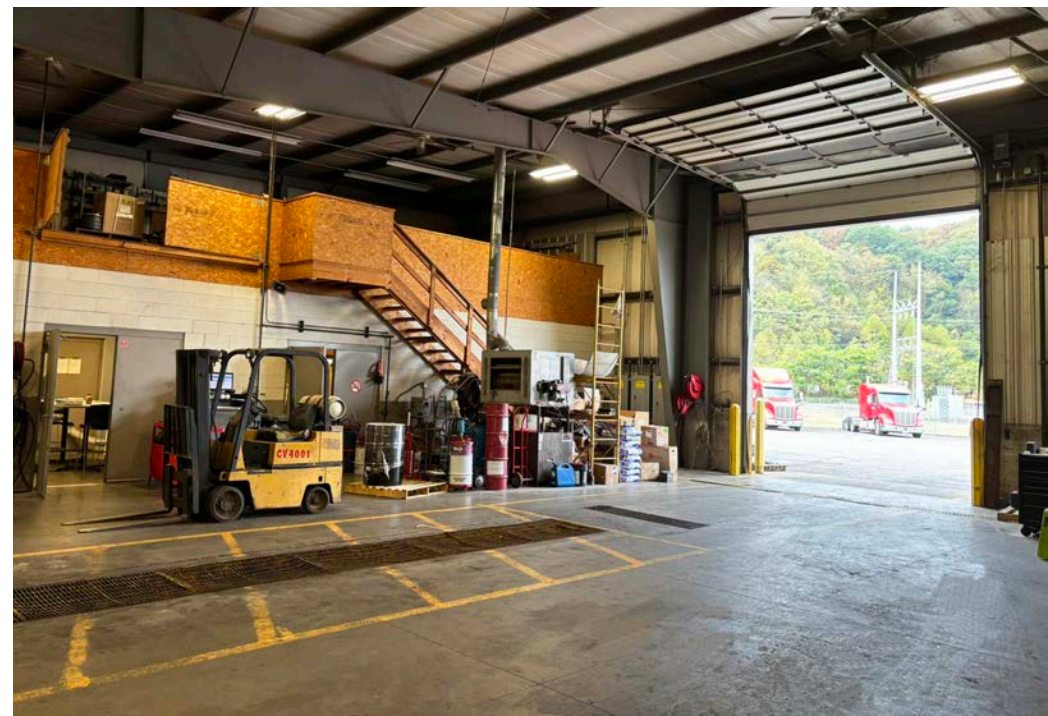


PROPERTY INFORMATION

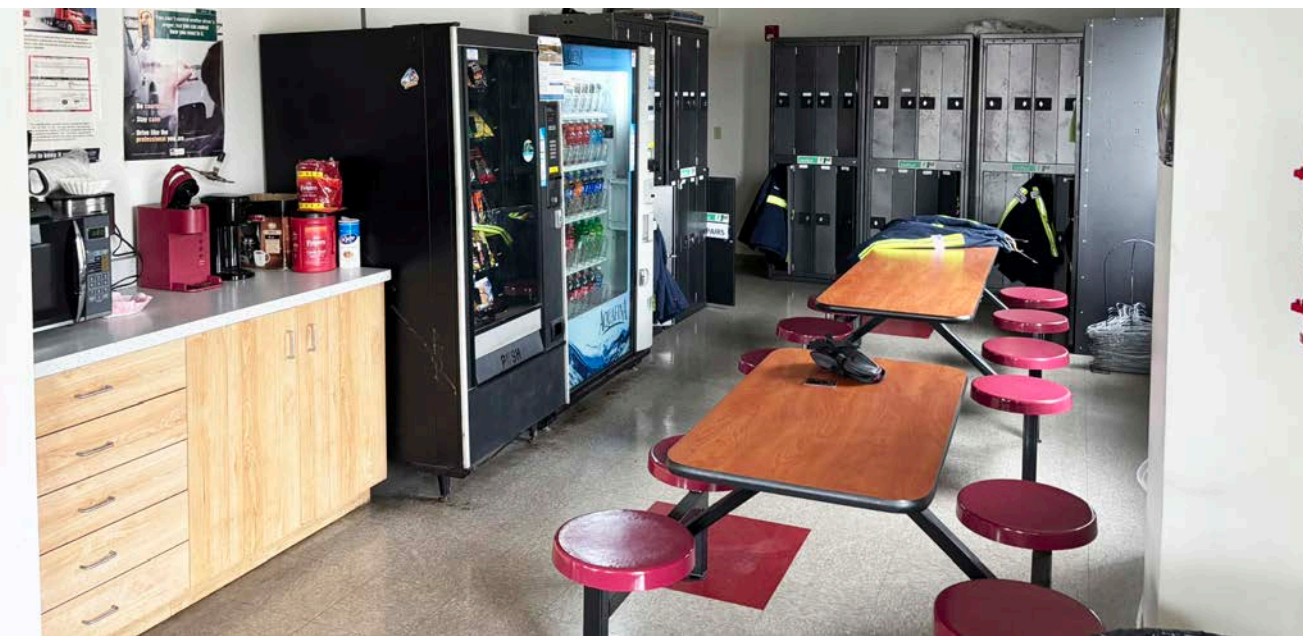
Building Size	+/- 14,200 SF
Site Size	4.0 AC
Parking Yard	4.0 AC fully paved and fenced
Zoning	I-Industrial
Location	City of Aliquippa, Beaver County
Tax ID	08-004-0103.017

BUILDING SPECS

Total Building Size	+/- 14,200 SF
Office Space	+/- 3,055 SF
Construction	2005
Column Spacing	Clear span
Clear Height	18' - 20'
Drive in Doors	8 oversized doors
Warehouse Heat	Radiant heating
Offering Price	\$2,200,000
Additional Features	- Floor drains with oil/water separator
	- Heated shop floors
	- Trucker lounge/shower facilities
	- Concrete pad for tank or generator



PHOTOS



KEY DISTANCES

4.0 miles (11 min) to I-376

14.6 miles (22 min) to PIT Airport

11 miles (19 min) to I-79

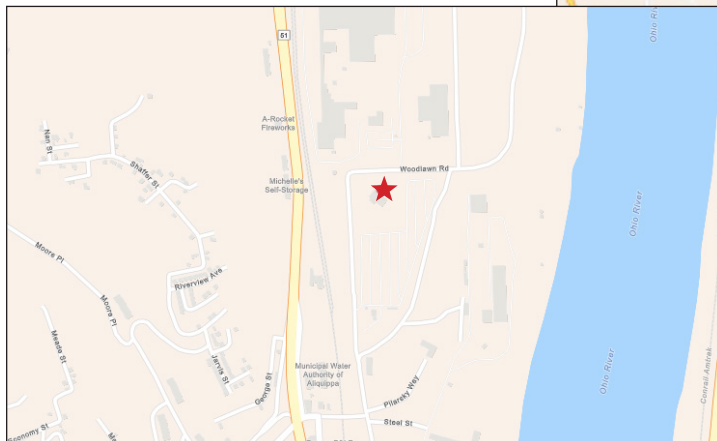
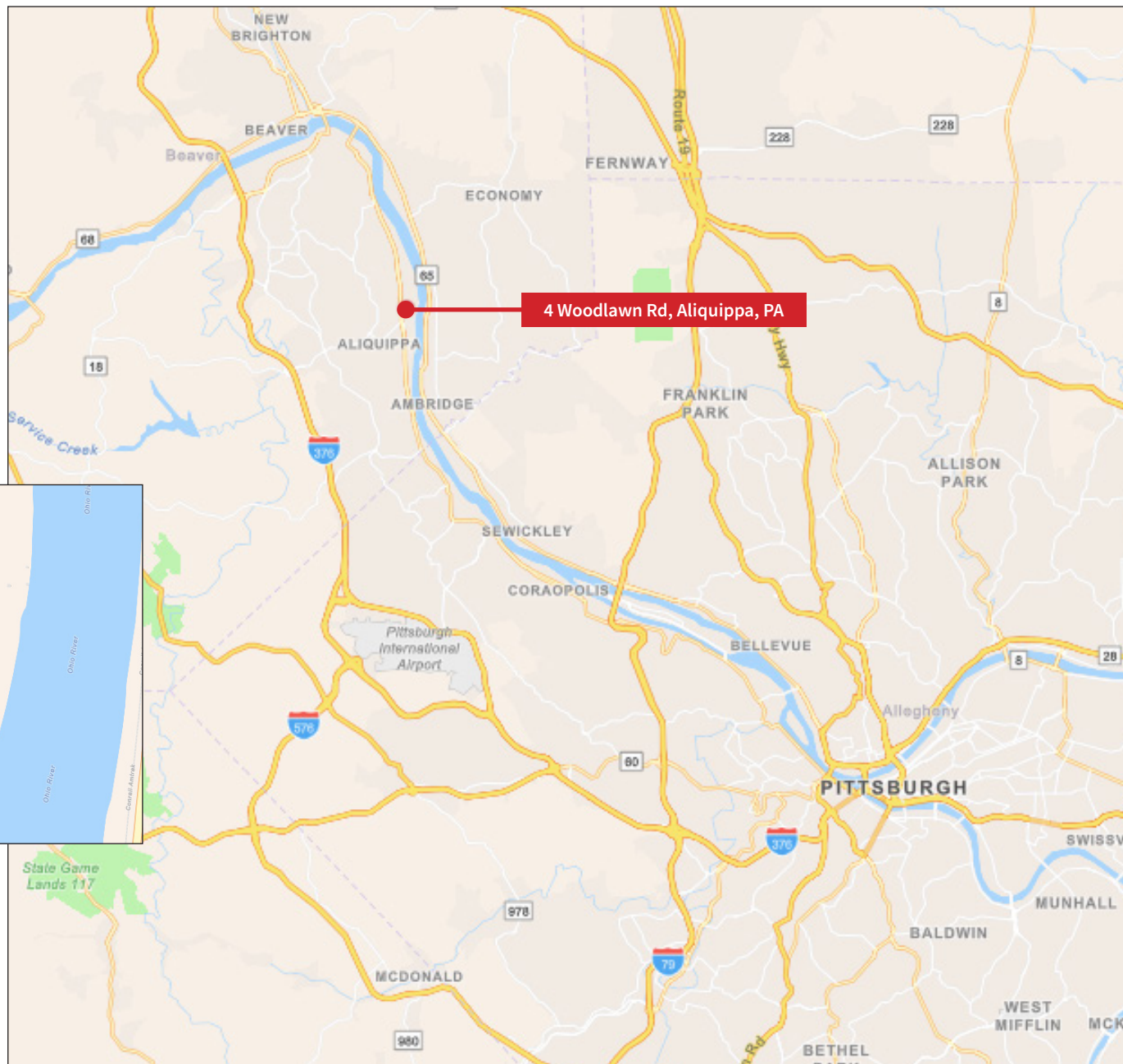
21 miles (38 min) to Pittsburgh, PA

39 miles (51 min) to I-70

18 miles (33 min) to Cranberry, PA

.3 miles (2 min) to RT 51

.5 miles (5 min) to RT 65





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