



Available

1678 New Stanton Ruffsedale Road
Hunker, PA 15639

jll.com

Rick O'Brien, SIOR
rick.obrien@jll.com
412.208.1403

Greg Hopkins
greg.hopkins@jll.com
412.770.5295

 **JLL** SEE A BRIGHTER WAY

PROPERTY SPECIFICATIONS

Available AC	+/- 10.0
Shop	2,000 SF (2 Bay)
Door(s)	4 14'x14'
Clear Height	18'
Electric	200-amp single phase service; a 200-amp main breaker panel and an additional 60-amp disconnect that feeds to compressor area
Water & Sewer	Municipal
Zoning	Lt Industrial
Parcels	50-40-00-0-021, 50-40-00-0-022

HIGHLIGHTS

- +/- 10.0 AC
- Fenced
- Security lighting
- 1.0 mile to I-70
- 3,720 SF structure on site



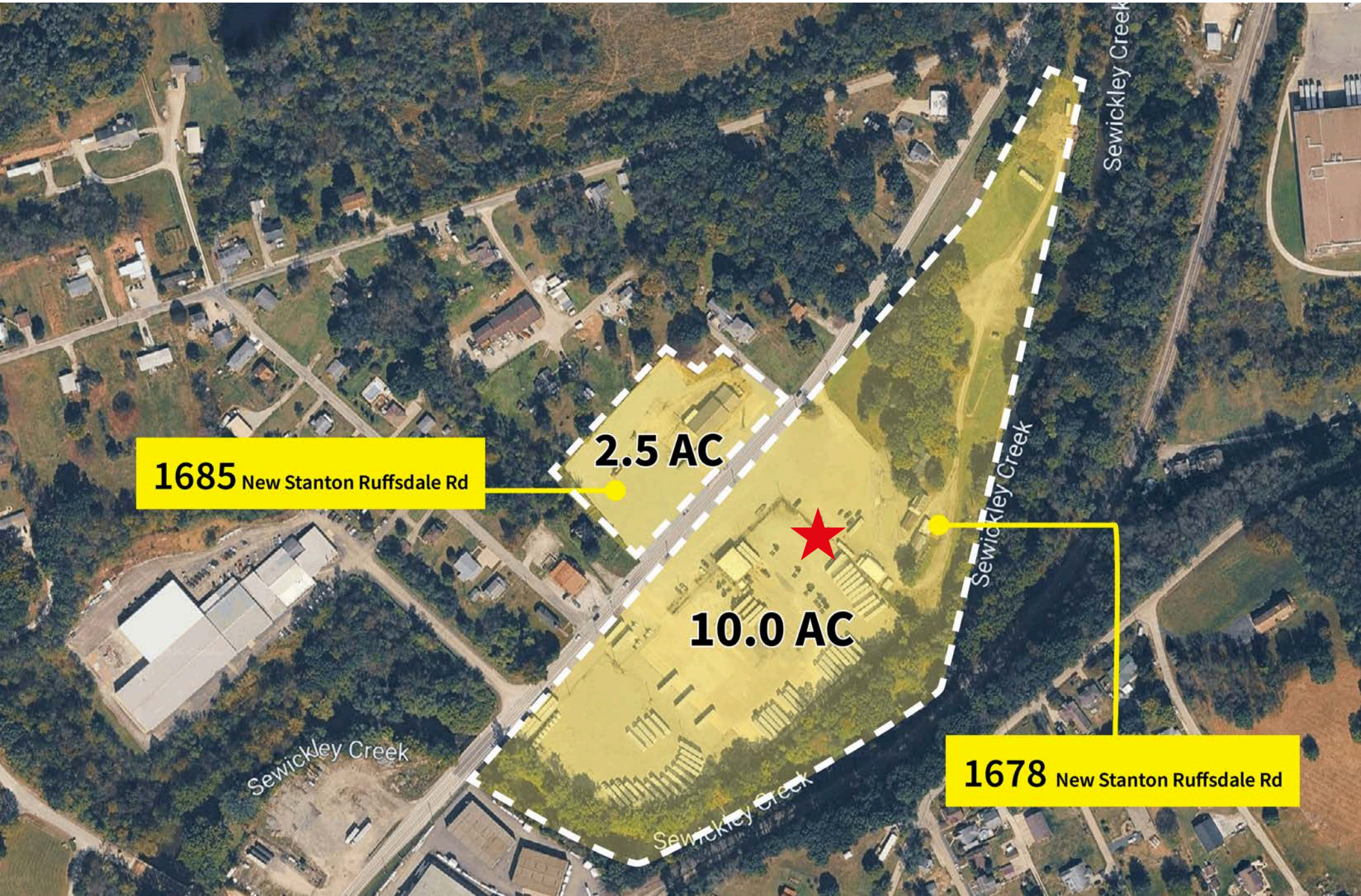




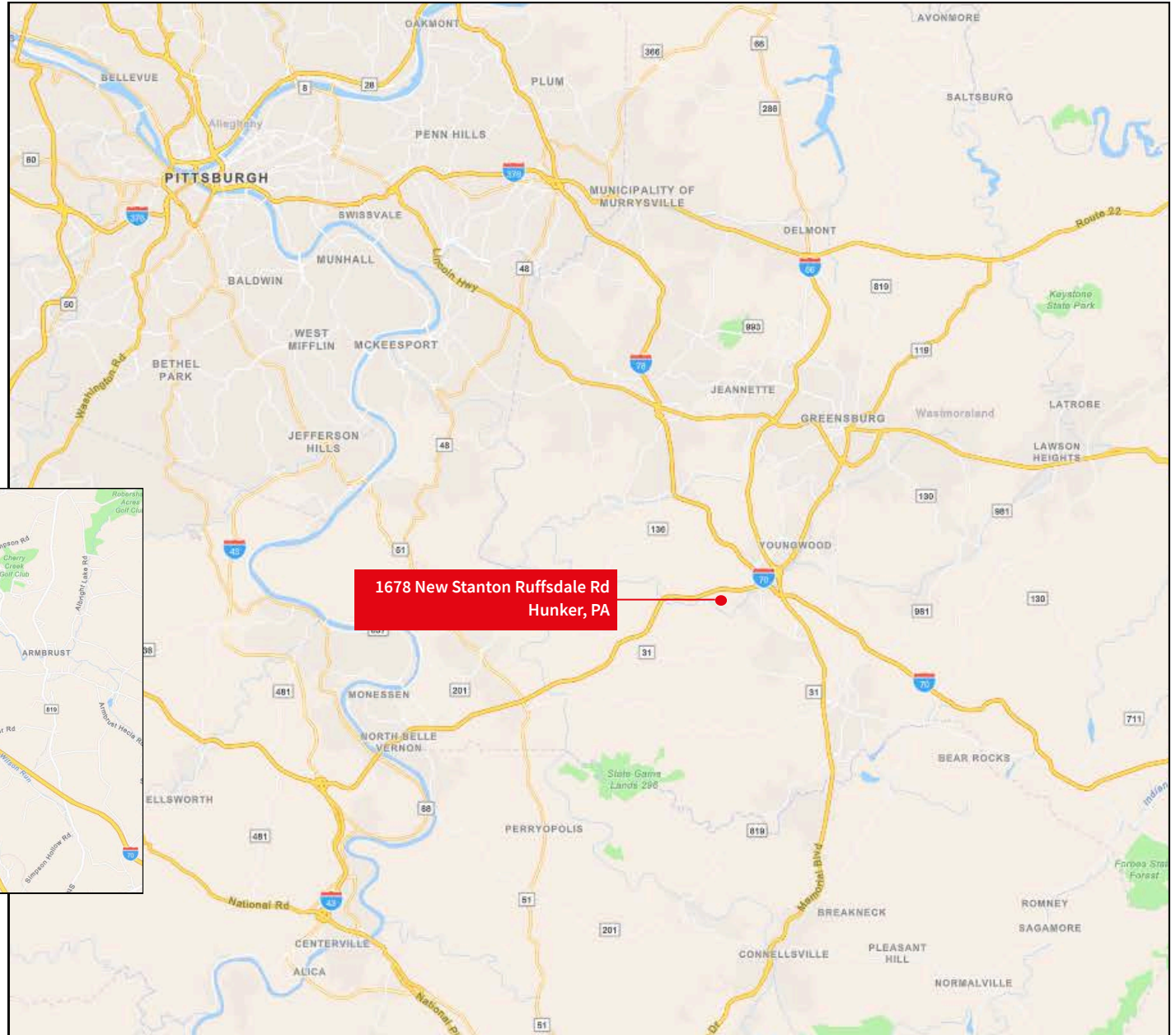
SITE AERIAL



ADDITIONAL SITE AVAILABLE ACROSS THE STREET



71 miles (1 hr 17 min) to Wheeling, WV





DISCLAIMER: Although information has been obtained from sources deemed reliable, Owner, Jones Lang LaSalle, and/or their representatives, brokers or agents make no guarantees as to the accuracy of the information contained herein, and offer the Property without express or implied warranties of any kind. The Property may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2026. Jones Lang LaSalle. All rights reserved.

Contacts

Rick O'Brien, SIOR
rick.obrien@jll.com
412.208.1403

Greg Hopkins
greg.hopkins@jll.com
412.770.5295

[jll.com](https://www.jll.com)

 **JLL** SEE A BRIGHTER WAY