



For Sale

2-story, 30,000 SF office building
in Bushy Run Corporate Park
Westmoreland County

- 30,000 SF building on 6.8 acre site
- 125 parking spaces (4.17/1,000 RSF)
- Construction completed in 2014
- Perimeter windowed office layout
- Multiple conference/training rooms
- 1600 amp, 208/120 electrical service

1100 Randall Court
Export, PA 15632

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Why build?

- move-in condition
- 2 large conference / training rooms - one per floor
- 2 break rooms / kitchenettes



1100 Randall Court

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First floor plan | 15,000 SF



main building entry

Second floor plan | 15,000 SF



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Nearby Amenities

- Westmoreland Country Club
- Manor Valley Golf Course
- Cloverleaf Golf Course
- The Lamplighter
- GetGO & Sheetz
- Rick's Sports Bar & Grill
- Wal-mart
- The Boulevard
- AMC Classic
- Tractor Supply Co.
- Applebee's
- PNC Bank
- Holiday Inn Express
- McDonald's
- Jimmy Johns
- Eat N' Park
- AutoZone
- Juniper Grill
- Panera
- Atria's
- US Postal Service
- Wendy's
- Taco Bell

Access

- Quick access to Route 22
- 5 minutes to Route 66 & Toll 66
- 11 minutes to Murrysville (5.9 miles)
- 31 minutes to downtown Pittsburgh (23.6 miles)
- 20 minute drive to Greensburg (10.8 miles)
- 23 minute drive to Monroeville / PA Turnpike I-76 / Parkway East I-376 (11.9 miles)

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