

WAREHOUSE AND ±26 ACRES FOR SALE

223 Marginal Road, New Stanton, PA 15672

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$799,000

Lot Size: 26.6 Acres

Building Size: 6,500 SF

Zoning: LI - Light Industry District

Parcel Numbers: 50-36-00-00-0167
50-36-00-00-0028

Municipality: Hempfield Township

County: Westmoreland County

PROPERTY OVERVIEW

±6,500 SF Warehouse/office with 26+ acres available for sale.

LOCATION OVERVIEW

Located in New Stanton with excellent visibility, adjacent to I-70. Easy access to major highways towards Washington, PA (40 miles), Morgantown, WV (58 miles), and Pittsburgh, PA (33 miles).

PROPERTY HIGHLIGHTS

- Approximately 6,500 SF total
- Office: 1,500 SF - reception room, offices, storage, and restrooms plus an executive suite with private conference room, private bath, and outside patio
- Warehouse: 4,000 SF - truss built with one 14' drive-in door
- Garage: 1,100 SF - connects directly to the office space, has an 11.5' ceiling clearance, and features a 10' drive-in door
- 2 Restrooms
- Turn-key ready
- 26.6+ Acres for future expansion
- Approximately 33,967 cars passing per day on I-70
- Excellent highway visibility along I-70; 1.6 miles West of New Stanton

All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price rental or other conditions, prior sale, lease or financing or withdrawal without notice.



Richard Beynon

412.261.3640

rbeynon@beynonandco.com

INDUSTRIAL PROPERTY FOR SALE

WAREHOUSE AND ±26 ACRES FOR SALE

223 Marginal Road, New Stanton, PA 15672

ADDITIONAL PHOTOS



COMMERCIAL
BEYNON & CO.
REAL ESTATE

Richard Beynon
412.261.3640
rbeynon@beynonandco.com