

1553 ARONA ROAD BUILDING



MUNICIPALITY:		Hempfield Township	UTILITIES:	
LOCATION:		1553 Arona Road	Electricity:	Allegheny Power
ADDRESS:		Irwin, PA 15642	Gas:	Columbia Gas
			Water:	Municipal Authority of Westmoreland County
SITE DESCRIPTION:			Sewage:	Hempfield Township Municipal Authority
Type of Building:	Industrial		Telecommunications:	Verizon / Comcast
a. Total:	50,915 SF		Comments:	Building offers gas-forced heat; HVAC in office.
b. Office:	6,543 SF			
c. Available:	2,000 SF (office) + 8,000-12,000 SF (Warehouse)		TRANSPORTATION:	
Wall Construction:	Steel and concrete block	Nearest Highway:	US Route 30: 3 miles US Route 76 (PA Turnpike): 3 miles	
Floor Construction:	Reinforced concrete	Nearest Airport:	Allegheny County Airport: 17 miles Pittsburgh Int'l Airport: 45 miles	
Roof Construction:	Built-up metal/rubber	Rail Accessible:	No	
Ceiling Heights:	18' – 22'	Water Access:	No	
Truck Doors:	3 – 2 docks; 1 drive-in	Comments:	None	
Cranes:	Unknown			
Sprinkling System:	Yes; Offices and partial warehouse	STATUS:		
Security System:	Yes	Available For:	Lease: Rate negotiable	
Comments:	Building is situated on 8.052 acres. Property is zoned heavy industrial. Original construction 1970; renovated 1990; 2009.	Consider Subdivision:	No	
CONTACT:		<p>WCIDC Fifth Floor, Suite 520 40 N. Pennsylvania Ave. Greensburg, PA 15601 PHONE: (724) 830-3061 FAX: (724) 830-3611 Web Site: www.westmorelandcountyidc.org</p>		
		<p>NOTE: Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, change in price, prior sale, withdrawal notice, or other conditions.</p>		