

OGM RIGHTS NOT
CONVEYED WITH
PROPERTY

101

TECHNOLOGY LANE

Murrysville Business Park

SINGLE TENANT WAREHOUSE PROPERTY



FUNCTIONAL



EXPANDABLE



WELL-LOCATED

EVAN CICIRELLO, SIOR

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FOR SALE



**CUSHMAN &
WAKEFIELD**



101 TECHNOLOGY LANE

PRIME INDUSTRIAL OPPORTUNITY

Discover Murrysville Business Park. With immediate access to Route 22, and just minutes from PA-66, 101 Technology Lane is perfectly positioned for a variety of industrial operations seeking efficiency, scalability, and functionality in a prime location.



BUILDING SPECIFICATIONS

SITE:	2.96 Acres
CONSTRUCTION TYPE:	Masonry Block and Insulated Metal
TOTAL BUILDING:	10,000 SF (clear span)
OFFICE SPACE:	2,000 SF
WAREHOUSE SPACE:	8,000 SF
CEILING HEIGHT:	19.5' – 24'
DOCK HIGH DOORS:	Two (2) - 10' x 10' (electric operated) - One (1) equipped w/ pit leveler - One (1) equipped w/ edge of dock leveler
DRIVE-IN DOOR:	10' x 12' (electric operated)
LIGHTING:	LEDs
WAREHOUSE HEATING:	Six (6) Gas Fired Reznor Units
POWER:	120/208v, 400 amp, 3-phase
UTILITIES:	Electric: West Penn Power Gas: Peoples Water: MAWC Sewer: FTMSA
PARKING:	12 striped spaces (expandable)
OUTSIDE STORAGE:	¼ acre
EXPANSION OPPORTUNITY:	Site designed for building expansion (up to 30,000 SF)
OTHER FEATURES:	Floor drains, ceiling fans, warehouse restrooms
ZONING:	B – Business District w/ General Business Overlay (GBO)

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General Products
& Supply
Inc.

FOR MORE INFORMATION, CONTACT:

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