

# BUILDING FOR SALE OR LEASE

## 102,500 SF SPEC BUILDING IN THE DUNBAR TOWNSHIP BUSINESS PARK

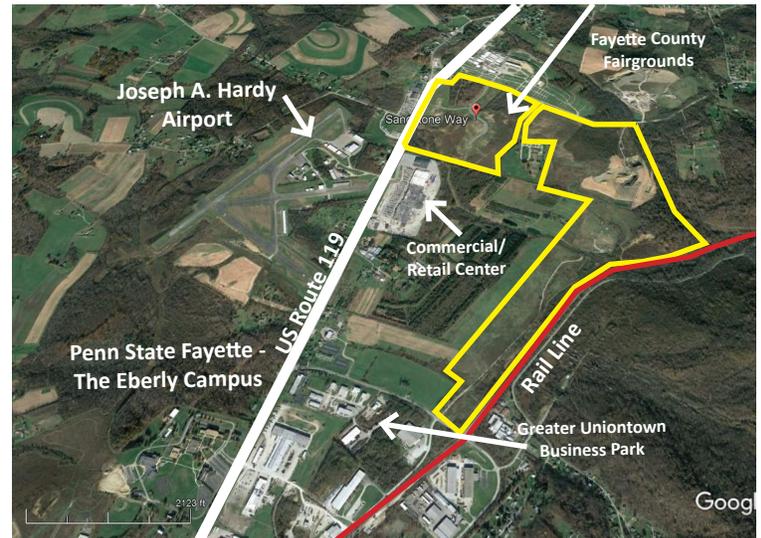
DUNBAR TOWNSHIP  
FAYETTE COUNTY, PA



## PRIME INDUSTRIAL BUILDING MINUTES DRIVE TO PA TURNPIKE!

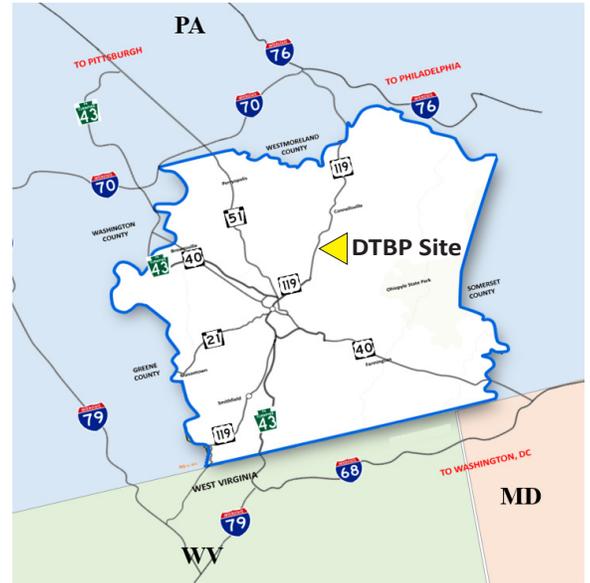
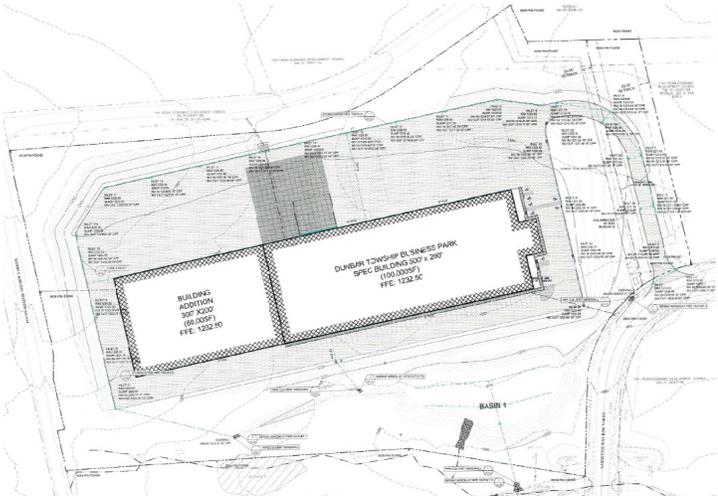
### PROPERTY HIGHLIGHTS

- 102,100 SF Speculative/Flex Industrial Building - Newly Constructed (Expandable)
- 19.8 acre lot
- Min-Max for Lease: 20,000 - 102,500 SF
- Build-to-suit option available
- Located in a fully-developed commercial and industrial business park location
- All utilities, i.e. water, sewage, gas, electric, telecommunications.
- Easily accessible to markets in PA, WV and OH via highway, air and rail.
- Located along US Route 119, 5 miles from PA Turnpike 43 (Mon-Fayette Expressway). Within 48 mi. radius of 4 major interstates: I-68, I-70, I-76, and I-79
- Within close proximity to Air, Highway and Rail Transportation.
- 4-6 miles to the cities of Uniontown and Connellsville.



# 102,100 SF SPEC BUILDING

DUNBAR, PA 15431



Four (4) Interstate Highways within 30 minutes drive (from County center)



Within a 500 mile radius of over half of the US & Canadian population

## FAYPENN.ORG

The information contained herein has been obtained from sources believed to be reliable and is subject to change. Fay-Penn makes no guarantee, warranty or representation about information obtained from other sources. Clients and/or their representatives will be responsible for conducting a careful, independent investigation of the property to determine to their satisfaction the suitability of the property for your needs.

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