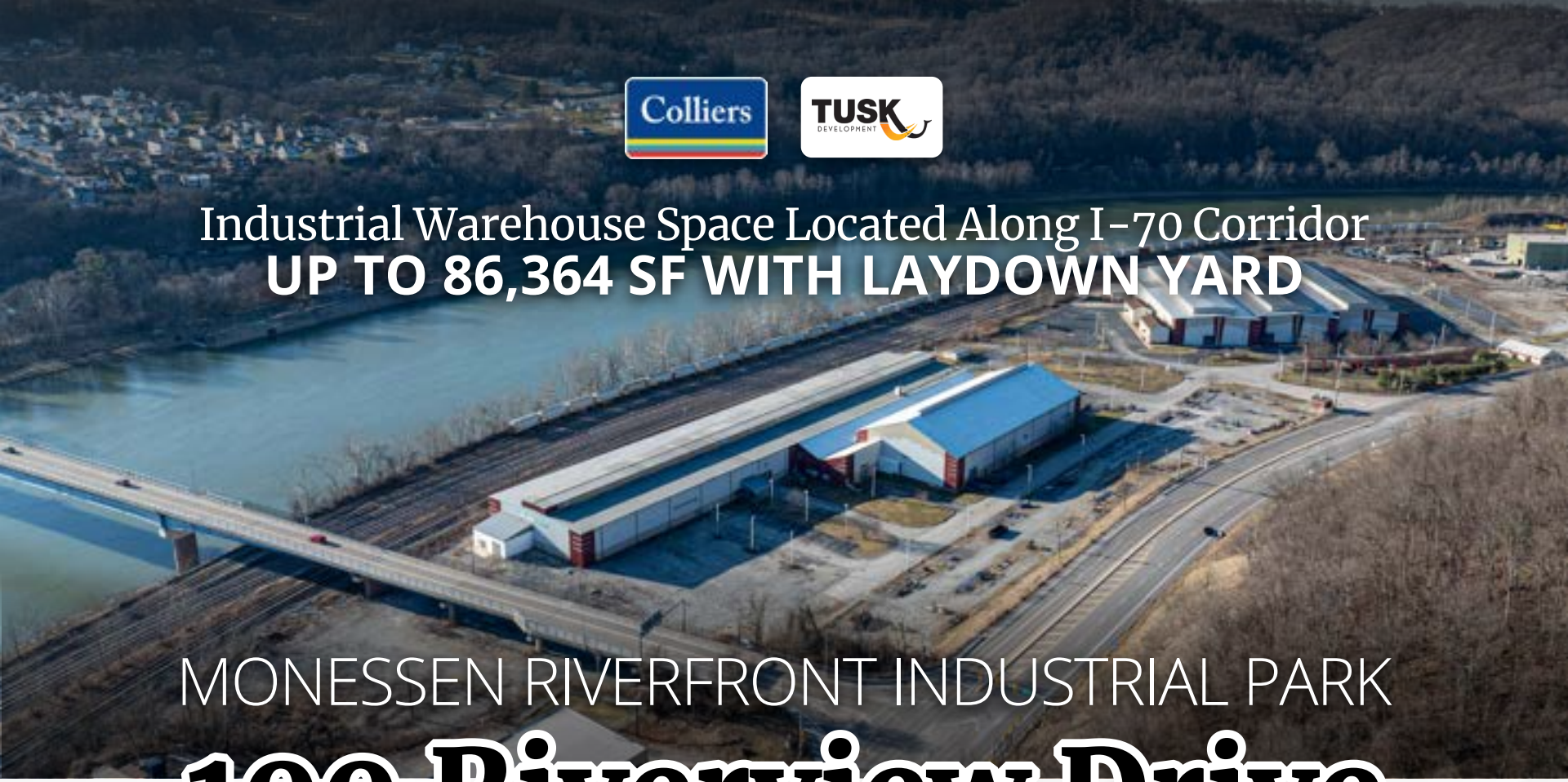


Industrial Warehouse Space Located Along I-70 Corridor

UP TO 86,364 SF WITH LAYDOWN YARD

MONESSEN RIVERFRONT INDUSTRIAL PARK

100 Riverview Drive

Buildings 110 & 120

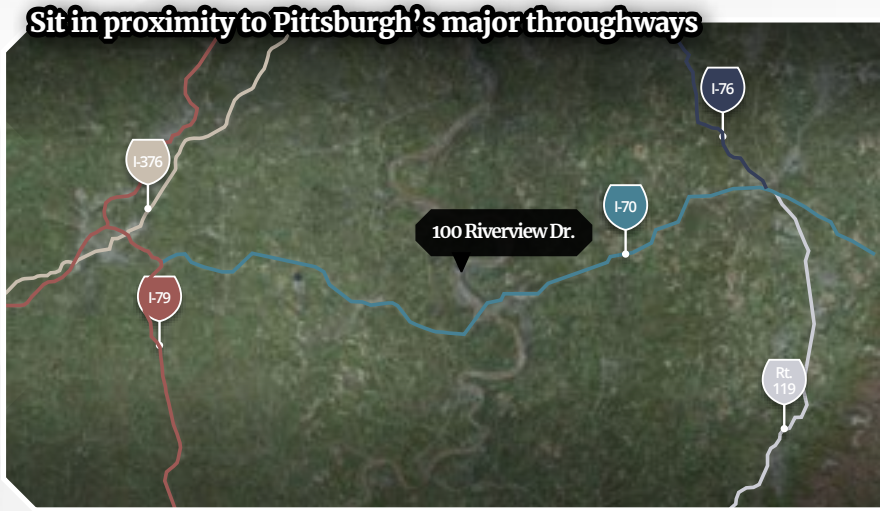

Multi-directional access via **Route 906**
1 dock door &
4 drive-in doors
serve the building
Charleroi Monessen Bridge
±2.5 AC of
Outdoor Storage
Click here for a virtual tour

Property Specs

Total Building Size	117,564 SF
Total Available SF	86,364 SF
Total Acreage	11.35 AC
Clear Height	25'11" - 33'
Grade-Level Doors	2 (14'H x 12'W) 1 (8'H x 10'W) 1 (14'H x 18'W)
Dock Doors	1 (14'H x 12'W)
Internal Loading Docks	1 (74'H x 15'W) dock well
Cranes	(1) 3-ton crane (1) 5-ton crane
Electrical	480V, 3-Phase
Bay Width	60'
Zoning	M-2, Heavy Industrial

Due to its proximity to major highways and workforce centers, 100 Riverview Drive is perfect for the following industrial use cases:

- Light Manufacturing
- Warehouse Distribution
- Fabrication & Production
- Oil & Gas Industry










±2.5 AC of
Outdoor Storage





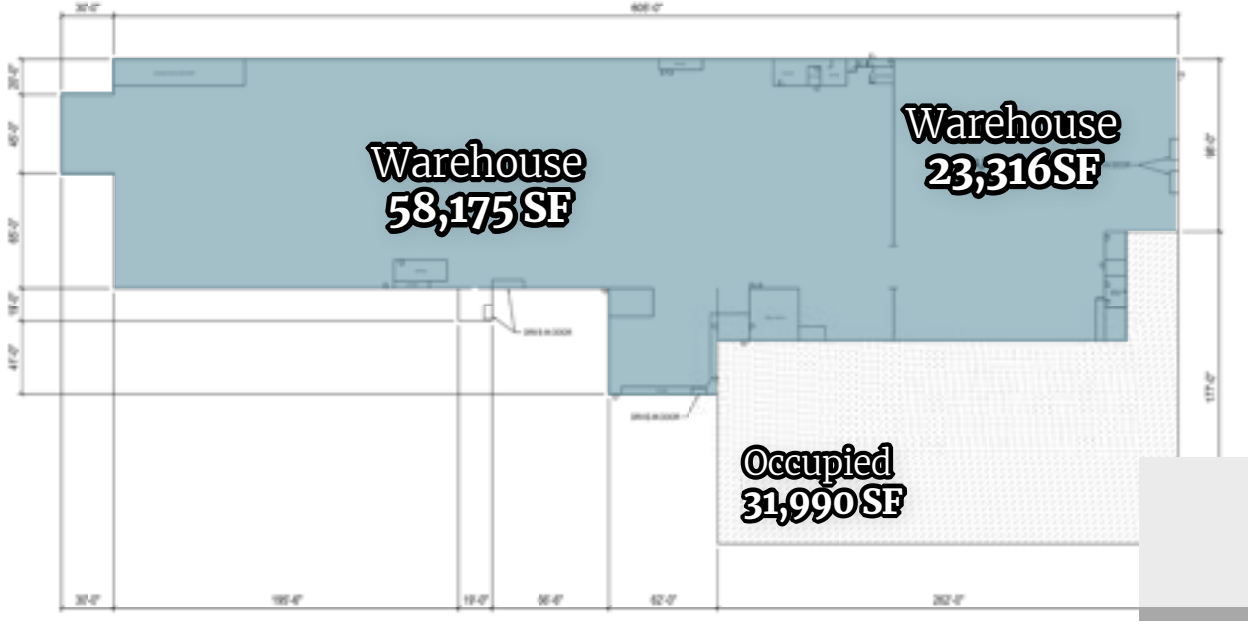












Click here to view the full property floor plans

Available

Monessen Riverfront Industrial Park

Located along the Monongahela River in the Southwest corner of Westmoreland County, Monessen Riverfront Industrial Park is the site of the former Monessen Works steel mill. The complex features more than 640,000 square-feet of building space, spanning over 60-plus acres, and siting within 3 miles of I-70.

Source: Westmoreland County Industrial Development Corporation

The industrial park is home to the following tenants:

STABILDRILL

MRC Global

Westmoreland

STEELFUSION
CLINICAL TOXICOLOGY LABORATORY LLC

Monessen Highlights

- **Location Advantage**
- **Proximity to Existing or Potential Rail or River Service**
- **Highway Access**
- **Industrial Hub**

Key Distances

Pittsburgh International Airport
45 miles | ~50-mins

Port of Pittsburgh
25 miles | ~35-mins

Park Highlights:

- **Strategic Location:** easy access to I-70, the PA Turnpike, and major markets
- **Industrial Hub:** home to multiple thriving businesses
- **Flexible Options:** accommodates various size requirements and industries
- **Nearby Workforce:** access to skilled labor forces from Westmoreland County and surrounding areas
- **Multi-Modal Access:** close to highways, river transport, and rail access

Experience Unrivaled Market Access

Pittsburgh's strategic, central location makes it a highly attractive place to do business. With direct flights to key nearby markets, the city's airport keeps you within a 4-hour flight of 40% of the U.S. population ***at any time.***



When you're in Pittsburgh, you're within 500 miles of

48%
of U.S. businesses

45%
of U.S. and Canada populations

63%
of national industry output

53%
of U.S. buying income

45
markets exceeding $5 billion in sales each

Transportation & Logistics

Pittsburgh offers a combination of assets and a strategic, central location that distinguishes it from other metros: the region houses the Pittsburgh Int'l Airport, which offers domestic and international direct flights, the nation's third busiest inland port, and an interstate highway system that makes transportation logistics a breeze.



- Serves 60 destinations with nonstop flights
- Four runways with available capacity
- Extensive air cargo facilities
- 24 general aviation arports in region



- Over 1,300 miles of freight railway
- Three Class 1 railroads service the area: CSX, Norfolk Southern, and Bessemer & Lake Erie
- Norfolk Southern offers one intermodal terminal within the region

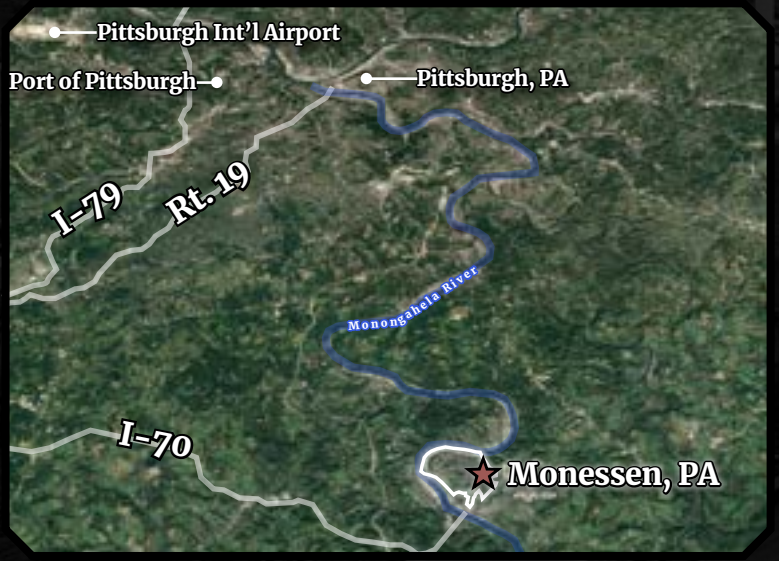


- Pittsburgh houses the U.S.' 2nd largest inland port
- The Port of Pittsburgh is the nation's 3rd busiest inland port, processing over 35 militons of freight annually
- 22 river terminals are located in the region

Monessen's Strategic Advantage

Known for being a thriving steel town, Monessen, PA, is now a prime industrial location just 25 miles south of Pittsburgh. Positioned along the Monongahela River, Monessen provides direct river and rail access, making it an ideal hub for manufacturing, logistics, and distribution.

With quick connections to I-70, PA Route 51, and the Pennsylvania Turnpike (I-76), businesses in Monessen can efficiently reach key markets across the Midwest and East Coast while benefiting from lower operating costs compared to Pittsburgh's urban core.



Join a growing industrial hub with unmatched access, infrastructure, and flexibility.

CONTACT OUR INDUSTRIAL TEAM TODAY.



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