

GREENSBURG'S NEWEST OFFICE PARK

Route 30 East, Unity Township, Greensburg, PA 15601

CLASS "A" RETAIL/OFFICE PARK

(3.04 acres)



- ◆ Location Great Location – U. S. Route 30, 1.5 miles east of Westmoreland Mall. Convenient to other major retailers, restaurants, banks, medical facilities and commercial offices in a park-like setting. Easy access to Arnold Palmer Airport.
- ◆ Highway Access Convenient access to U. S. Route 30, Route 119, Route 819, Route 130, Route 981 and 982, Route 22 and Toll Road 66.

Highway exposure of over 43,000 vehicles per day.
- ◆ Zoning B-3 Highway Business (Highest Commercial Zoning)
- ◆ One Story Gross leasable footage: 26,260 square feet
- ◆ Parking FREE PARKING
- ◆ Public Utilities ALL AVAILABLE
- ◆ Property Features Vacant and cleared with all public utilities on the property. 8 prepaid sewer taps. Located in the vicinity of the Villas at Grayhawk, an upscale condominium community.
- ◆ Suites Build to suit, individual suite entrances with direct access to parking area.

Call (724) 832-3506

www.mcgregorparkgreensburg.com

www.paulonecompanies.com