

INDUSTRIAL/STORAGE SPACE | **AVAILABLE NOW**

**797 CARLTON DRIVE
BENTLEYVILLE, PA
15314**

797 Carlton Drive Bentleyville, PA 15314 15601



**Industrial Warehouse with Office & Laydown Yard
4,000–8,000 SF Available • Minutes from I-70 • Ready
for Immediate Occupancy**



CALL TODAY - 724 201 6600 | www.hardyworldllc.com
Logan Williams | logan.williams@hardyworld.biz | 61 SR 2040, Bentleyville, PA 15314

SUMMARY



BUILT OUT OFFICE SPACE
MULTIPLE ROLL UP DOORS
LAY DOWN AREA
FLEXIBLE LEASE TERMS
MOVE-IN READY
EASY ACCESS TO ROUTE 70

Rate

\$11/SF total plus Tenant pays utilities.

Lower Level | Space 1

- 4,000 SF
- Recently Updated Office
- Move-in Ready
- Multiple Roll Up Doors
- Storage
- Large Laydown Area
- Parking Area

Full Building | Space 2

- 8,000 SF
- Recently Updated Office
- Move-in Ready
- Multiple Roll Up Doors
- Storage
- Large Laydown Area
- Parking Area

**Make this recently
remodeled office space and
warehouse your new
business home today!**

AVAILABLE SPACES

Flexible Work Spaces

Two floors of accessible space plus a generous size laydown area and parking lot are available at this Industrial warehouse and storage building. Located near Route 70 and Washington, PA, the building is perfect for business wanting an updated office space plus plenty of indoor storage and industrial space to work on or store equipment and vehicles. The generous laydown area provides extra space for storing material, equipment or other items tenant may have. Landlord is open to Tenant fencing in laydown area as well if they determine they would want to do so.

Space can be take as both levels totaling 8,000 SF or divisible down to 4,000 SF.

Enjoy the easy access to and from Route 70 and the high visibility location for all of your current and future customers or clients to see.



MODERN FINISHES Move-In Ready; Built Out

MIN DIVISIBLE 4,000 SF

TOTAL AVAILABLE 8,000SF plus laydown area

ADDITIONAL LAND Additional Acreage can be made available

FLEXIBLE LEASES Multiple Lease Options Available

Move-in ready space
Lease terms negotiable

KEY FACTS

Take advantage of this move-in ready warehouse and storage space with a recently updated office and bathroom. This property also features large parking area for vehicles and large equipment as well as laydown area capability on excess acreage. Up to 8,000 SF available for lease with the ability to take as little as 4,000 SF with the laydown yard and move-in ready still an option.

Ideal for contractors, service companies, logistics providers, businesses seeking a strategic location with outdoor operational capacity, companies with a lot of equipment or large equipment, a company with a fleet of vehicles or someone that has or stores a lot of material on premises.



This space will not last long so please reach out for the tour of your businesses future home.

KEY FACTS

**Lower
Market
Rate**

Flexible Lease Terms

**Large
Parking
Lot and
Laydown
Area**

Outdoor Area

**~4,000
SF**

Minimum Available Space

Designed with you in mind. **For your Business and Clients.**

Move-In Ready | Fully Built Out | Just Move In

Ideal Space For:

- Contractors
- Excavation Companies
- Utility Contractors
- Electrical Contractors
- Plumbing & HVAC Companies
- Equipment Rental
- Trucking Companies
- Fleet Storage
- Material Suppliers
- Oil & Gas Service Companies

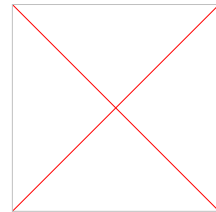


LOCATION AND MARKET

- EASY ACCESS AND CLOSE PROXIMITY TO ROUTE 70 THAT MAKES IT QUICK AND EASY FOR ANY LARGE TRUCK DELIVERIES OR TO GET YOUR EQUIPMENT OUT OF THE SPACE AND ON THE ROAD AND TO THE JOB SITE QUICKER.

60% OF U.S. POPULATION WITHIN 24 HOUR DRIVE

IMMEDIATE ACCESS TO:



PRIME INDUSTRIAL LOCATION

797 CARLTON DRIVE, BENTLEYVILLE, PA 15314

EXCELLENT ACCESS. STRATEGIC LOCATION.

Minutes to I-70 with convenient access to I-79, PA-43 and major business hubs throughout Washington County and the region.

DISTANCE TO KEY DESTINATIONS

	I-70 (Eighty Four)	2 MIN	1.5 MI
	Washington, PA	18 MIN	14 MI
	Southpointe	28 MIN	18 MI
	I-79 (Washington, PA)	22 MIN	22 MI
	Pittsburgh, PA	50 MIN	35 MI
	Morgantown, WV	58 MIN	54 MI

TO WHEELING, WV
46 MINUTES

TO PITTSBURGH
50 MINUTES

TO HAGERSTOWN, MD
2.5 HOURS

EIGHTY FOUR
6 MINUTES

**797 CARLTON DRIVE
BENTLEYVILLE, PA 15314**

PA-43

BENTLEYVILLE

SOUTHPOINTE
28 MINUTES

WASHINGTON, PA
18 MINUTES

LEGEND

- 797 Carlton Drive
- I-70 (Eighty Four)
- PA-43
- I-79



MINUTES TO I-70
KEEPING YOUR BUSINESS MOVING.

WHY WASHINGTON COUNTY?

The EPICENTER of Pittsburgh energy, Washington County experienced a tremendous BOOM thanks to its INCREDIBLE reservoirs of natural gas

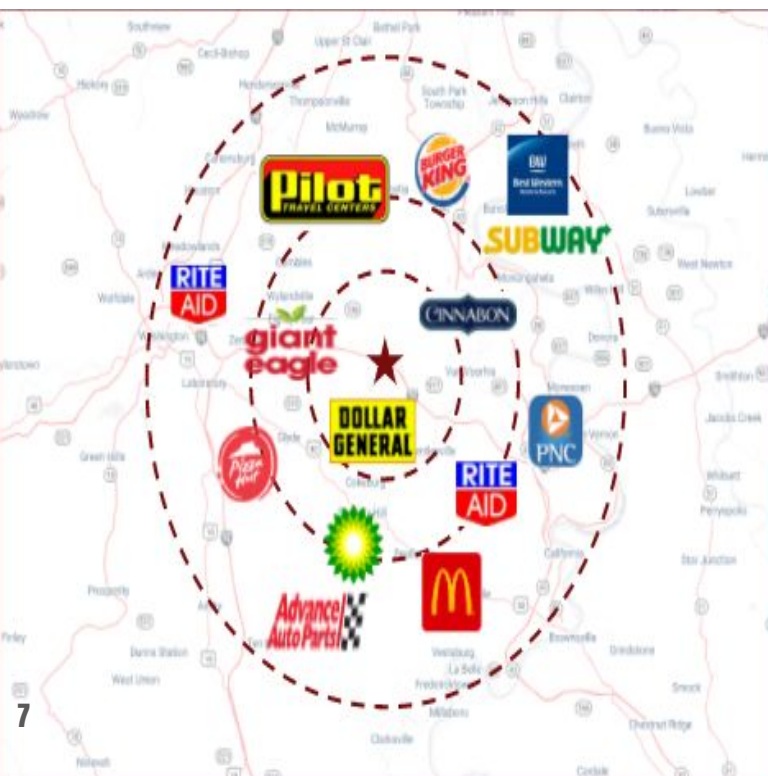
Since 2010 the County has experienced 2.5%+ growth in population, housing and median household income

Over 200,000 people live in immediate vicinity. That's 81,130 households and 56,000 families, meaning the property can support and INCREDIBLE array of tenants.

WHY 797 CARLTON DR?

This central location is the PERFECT solution for business providers, shippers or anyone with large equipment and vehicles.

IMMEDIATE access to I-70 means NATIONAL shipping nodes in Columbus, Harrisburg, Hagerstown, and Lehigh Valley are MERE hours away.



LOW TAXES

EASE OF BUSINESS

GROWING DEMOGRAPHICS

POSITIVE COMMUNITY
OUTREACH



POPULATION



MEDIAN
INCOME



TOTAL
BUSINESSES



Daytime
Employment



CONSUMER
SPENDING

3 MI | 5 MIN

4,552

\$56,061

226

226

\$29,089

5 MI | 8 MIN

11,799

\$59,701

381

381

\$30,909

10 MI | 15 MIN

109,000

\$64,326

4,301

4,301

\$32,415

INCREDIBLE DEMOGRAPHICS

REACH OUT TO HARDY WORLD, LLC



HARDY WORLD LLC

61 STATE ROUTE 2044
BENTLEYVILLE, PA 15314

HARDYWORLDLLC.COM
INFO@HARDYWORLD.BIZ

CALL: (724) 201-6600

TEXT: (724) 572-8400

Information provided is reasonably accurate but not guaranteed. More info available upon request.