



Industrial Warehouse Space Located Along I-70 Corridor
UP TO 132,305 SF WITH LAYDOWN YARD

MONESSEN RIVERFRONT INDUSTRIAL PARK

200 Riverview Drive

Buildings 210, 220, & 230



Multi-directional access via Route 906

±2.5 AC of Outdoor Storage

2 dock doors, 1 truck well, & 5 drive-ins serve the building

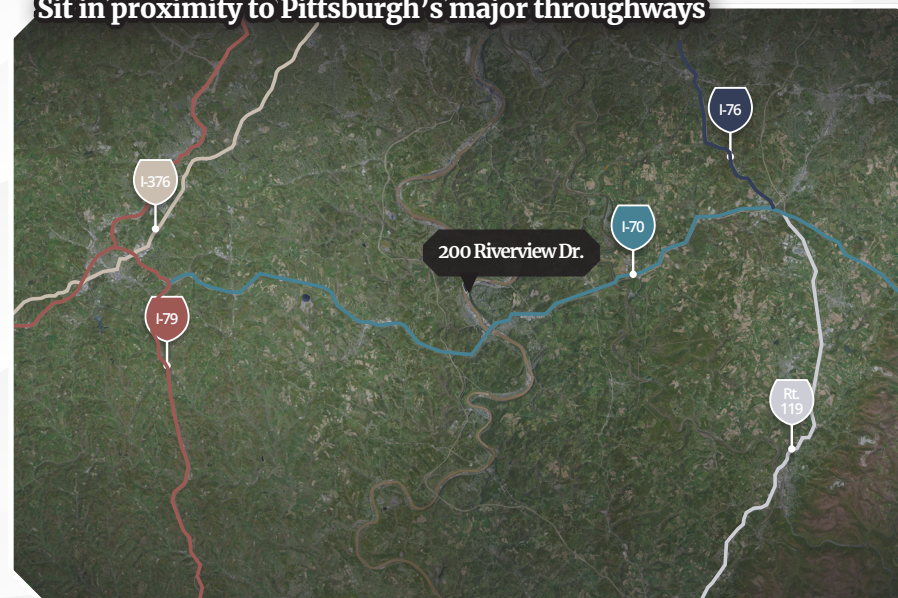
Click here for a virtual tour

A circular inset showing a virtual tour of the facility. It features a play button icon and a mouse cursor pointing towards the building. A small logo in the top right corner of the inset reads "Collette".

Property Specs

Total Building Size	131,872 SF (subdividable)
Total Available SF	131,872 SF (subdividable)
Total Acreage	21.94 AC
Clear Height	28'
Dock Doors	2 dock doors
Drive-Ins	Five (5) 2 dock positions in truck well
Cranes	Multiple
Electrical	480V, 3-Phase
Zoning	M-2, Heavy Industrial

Sit in proximity to Pittsburgh's major thoroughways



Due to its proximity to major highways and workforce centers, 200 Riverview Drive is perfect for the following industrial use cases:



Light
Manufacturing



Warehouse
Distribution



Fabrication
& Production



Oil & Gas
Industry

Located just a 5-minute drive (2.5 miles) to I-70, benefit from seamless access to major transportation routes, ensuring efficient distribution, easy commutes for employees, and direct connectivity to regional markets.

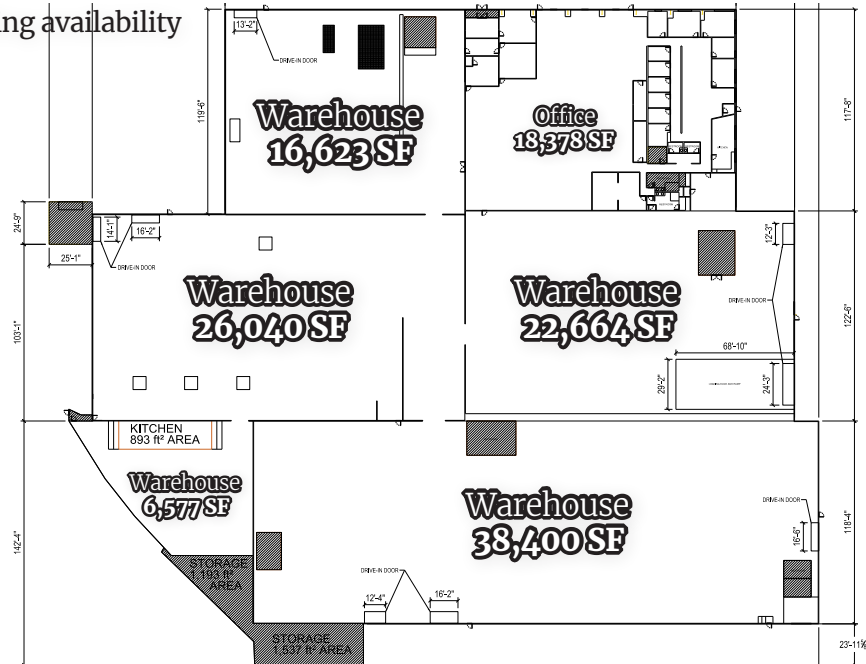








Full building availability



Click here to view the full property floor plans

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
Drug & Alcohol Commission, Inc.



Monessen Highlights



Location
Advantage



Highway
Access



Industrial
Hub

Key Distances



Pittsburgh International
Airport
45 miles | ~50-mins



Port of
Pittsburgh
3 miles | 5-mins



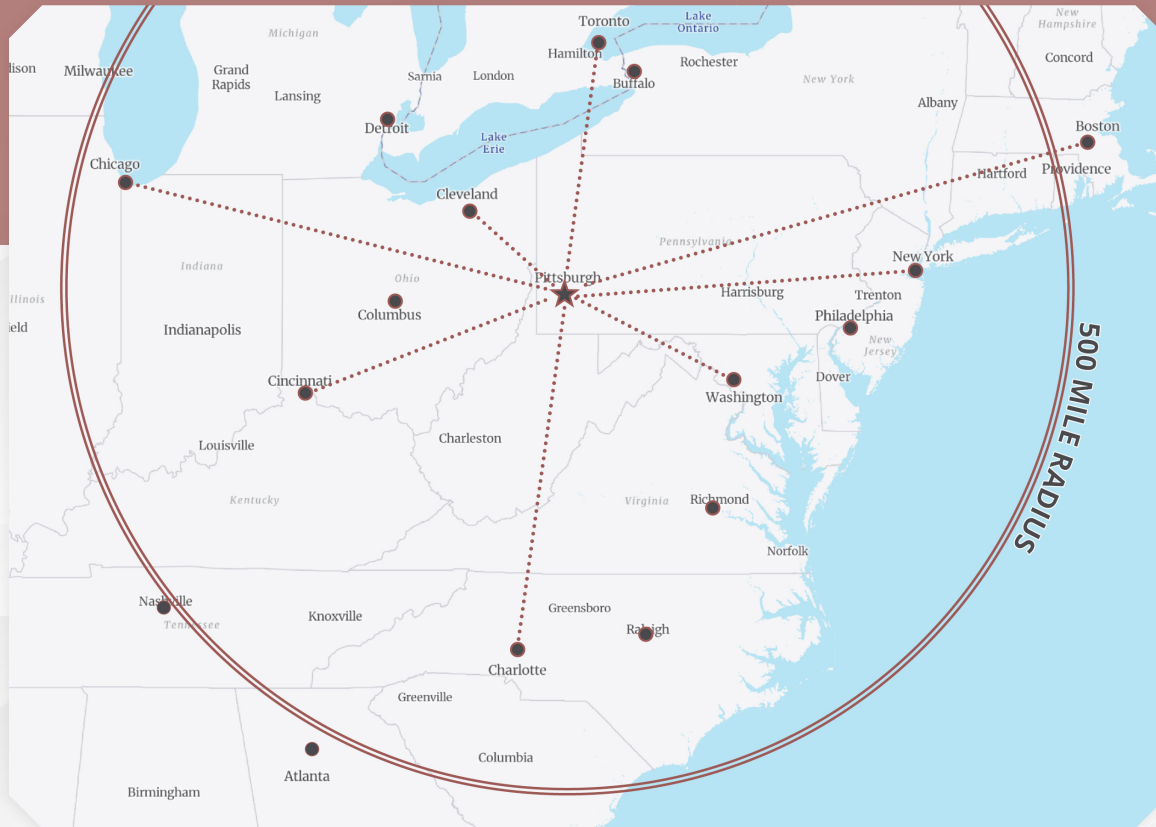
Existing
Rail Service
Located within the Park

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

100 & 200 Riverview Drive are strategically located next to a privately held intermodal station that provides both barge and rail access.

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 airports 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 million tons 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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