

INDUSTRIAL/STORAGE SPACE | **AVAILABLE NOW**

**797 CARLTON DRIVE
BENTLEYVILLE, PA
15314**

[797 Carlton Drive Bentleyville, PA 15314 15601](#)



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



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

SUMMARY



CLOSE TO ROUTE 70

MINUTES FROM
WASHINGTON, PA

IDEAL LOCATION FOR
TENANTS NEEDING
WAREHOUSE STORAGE OR
SPACE FOR EQUIPMENT
AND VEHICLES

Rate

\$11/SF total plus Tenant pays utilities.

Lower Level | **Space 1**

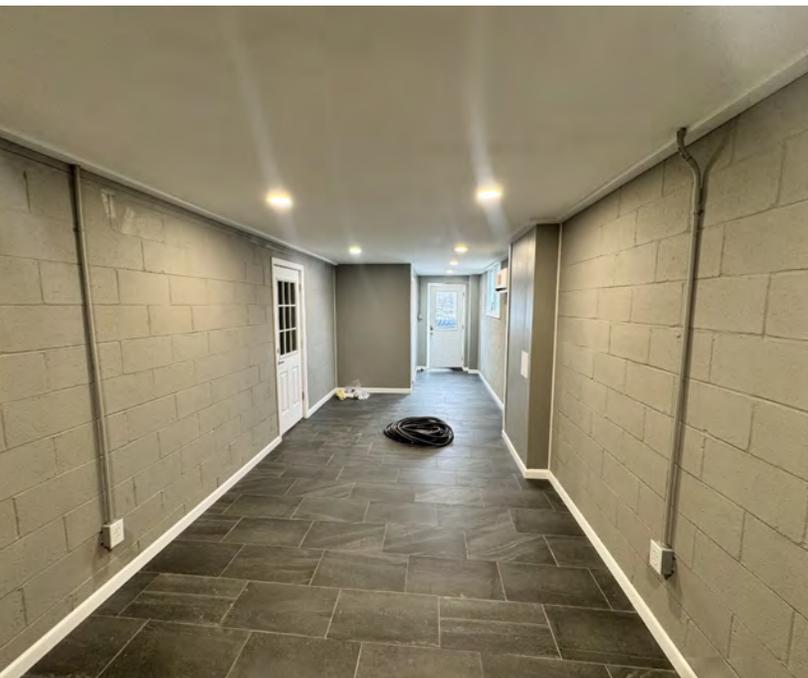
- 4,000 SF
- Recently Updated Office
- Move-in Ready
- Multiple Roll Up Doors
- Storage
- Laydown Area
- Parking Area

Full Building | **Space 2**

- 8,000 SF
- Recently Updated Office
- Move-in Ready
- Multiple Roll Up Doors
- Storage
- 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** 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

- Open Office Area
- Updated Bathroom
- New Mini Split in Office Area

Building & Exterior Signage Available

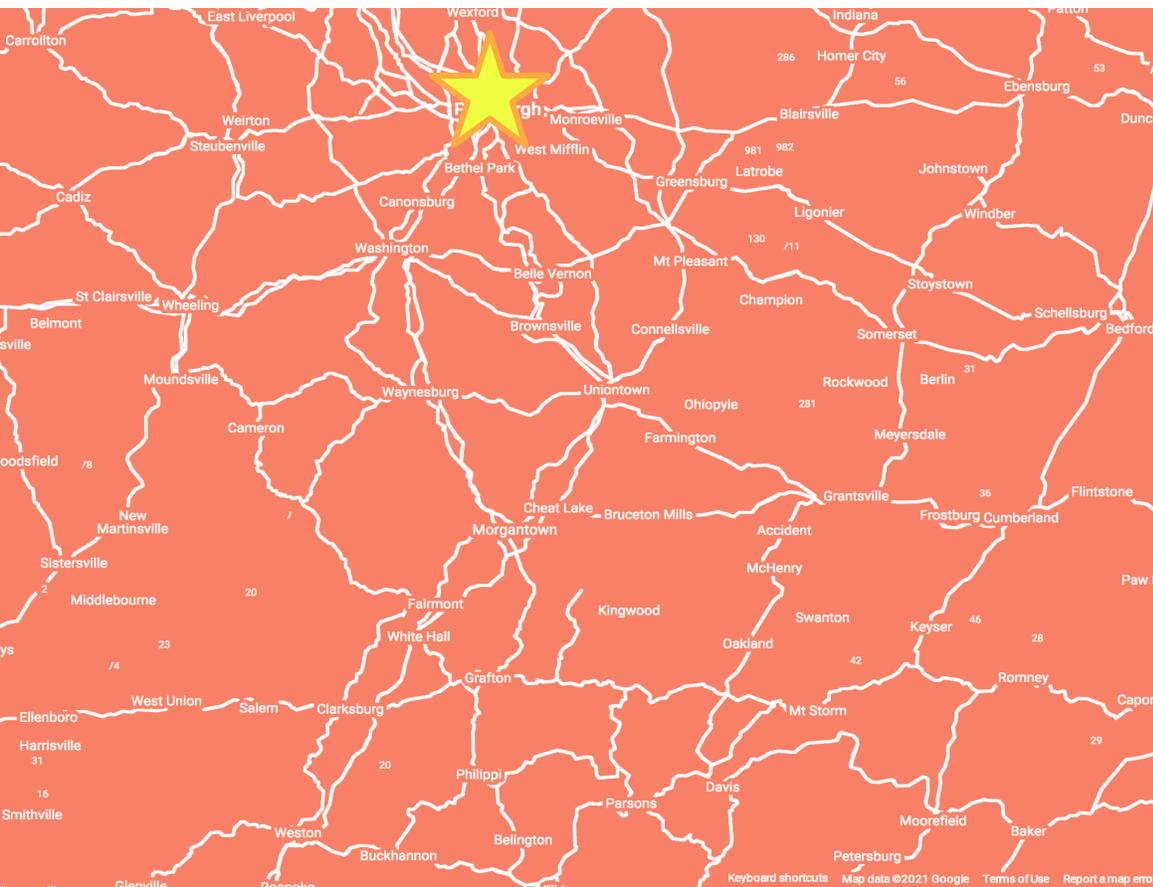


LOCATION AND MARKET

- 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:



DISTANCES TO MAJOR CITIES

Eighty Four	- 6 Mi	11 Min
Charleroi	- 10 Mi	16 Min
Belle Vernon	- 11 Mi	14 Min
Canonsburg	- 12 Mi	21 Min
Washington	- 14 Mi	18 Min
Meadowlands	- 16 Mi	22 Min
Southpointe	- 18 Mi	28 Min
Wash Cty Airport	- 20 Mi	25 Min
Uniontown	- 32 Mi	34 Min
Pittsburgh	- 35 Mi	50 Min
Wheeling	- 45 Mi	46 Min
Morgantown	- 54 Mi	58 Min

DISTANCE TO MAJOR ROADWAYS

PA I-79	- 22 Mi	22 Min
PA Rt 51	- 21 Mi	27 Min
PA-43	- 8 Mi	9 Min

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 810 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.

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**BUILT OUT OFFICES SPACES
ROLL UP GARAGE DOOR
LAY DOWN AREA
FLEXIBLE LEASE TERMS
MOVE-IN READY
EASY ACCESS TO ROUTE 70**



SUMMARY



Rate

\$3,000 per month total plus Tenant pays utilities.

Lower Level/First Floor | Space 1

- 1,790 SF
- Recently Updated Office
- Move-in Ready
- Roll Up Door
- Storage
- Laydown Area

CLOSE TO ROUTE 70

**MINUTES FROM
WASHINGTON, PA**

**IDEAL LOCATION FOR
SHIPPERS AND FLEX USERS.**

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

AVAILABLE SPACES



Hybrid & Flexible Work Spaces

Two floors of accessible space plus a generous size laydown area and parking lot are available at this contemporary building. Located near Route 70 and Washington, PA, the building is perfect for business wanting a fully built out space and private offices. Natural light abounds throughout the property. The windows through the property and built out space are inviting and impressive.

Spaces tailored to your specific needs. Modern, sophisticated and ready to inspire your business.

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	Built Out
MIN DIVISIBLE	1790 SF
BUILDING CLASS	B
TOTAL AVAILABLE	1,790 SF plus laydown area
FLEXIBLE LEASES Available	Multiple Lease Options

Move-in ready space
Lease terms negotiable

KEY FACTS

Take advantage of this versatile commercial property offering prime exposure along Route 70. The site includes a well-appointed office building and approximately one (1) acre of outdoor yard area—perfect for equipment storage, fleet parking, or operational staging.

Inside, the office layout includes a large open central workspace suitable for reception or showroom use, three private offices, and a restroom. The walk-out lower level provides additional storage and a small garage for added functionality.

Ideal for contractors, service companies, logistics providers, or businesses seeking a strategic location with both office and outdoor operational capacity.



Low on pocket,
High on **Trust**

This space will not last
long, **Tenants will.**

ENDLESS POSSIBILITIES!

KEY FACTS

**Lower
Market
Rate**

Flexible Lease Terms

**Large
Parking
Lot and
Laydown
Area**

Outdoor Area

**~1,790
SF**

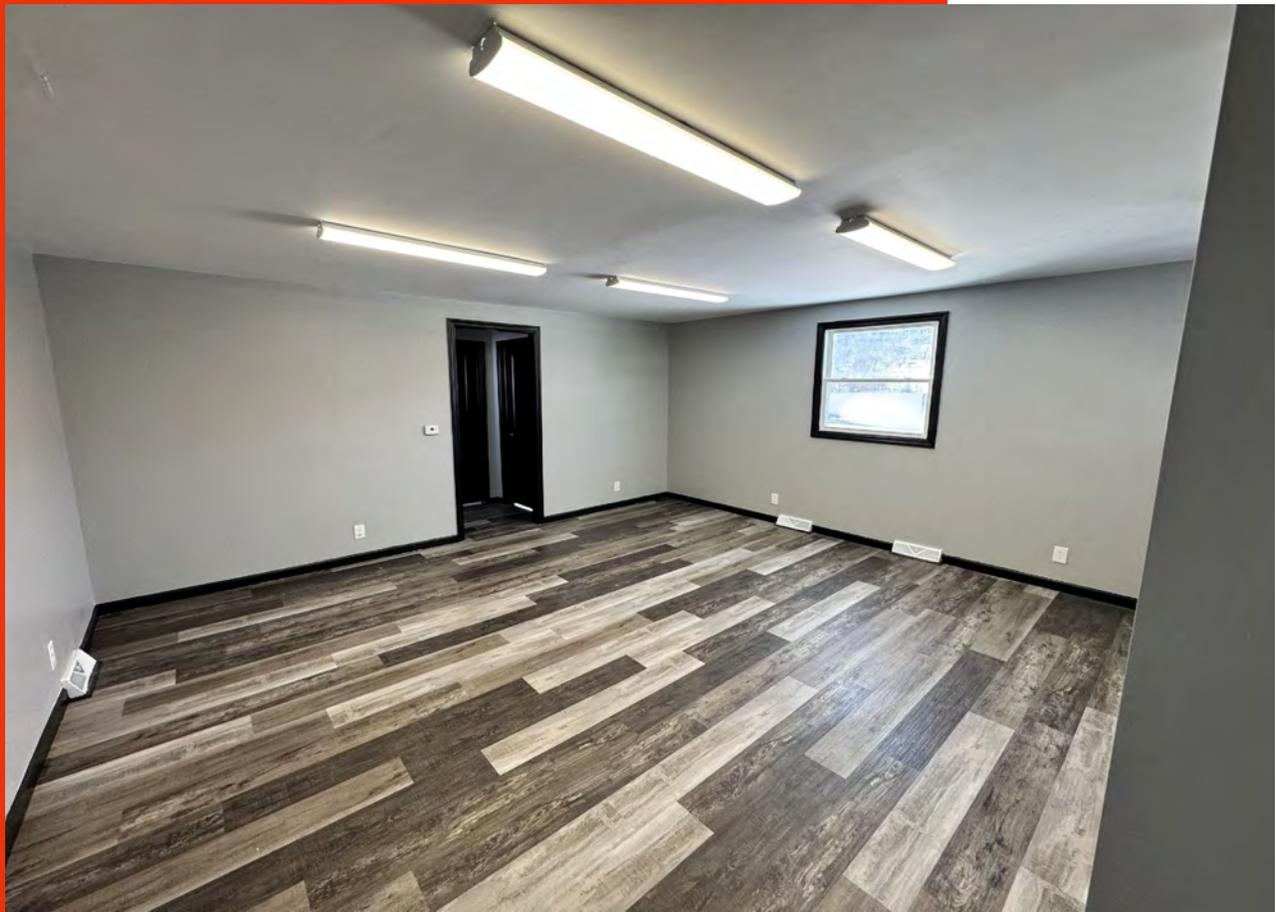
Minimum Available Space

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

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

- Multiple Private Offices
- Open Office Area
- Entry/Lobby area
- Updated Bathroom

**Tech Ready
Building & Exterior Signage Available**

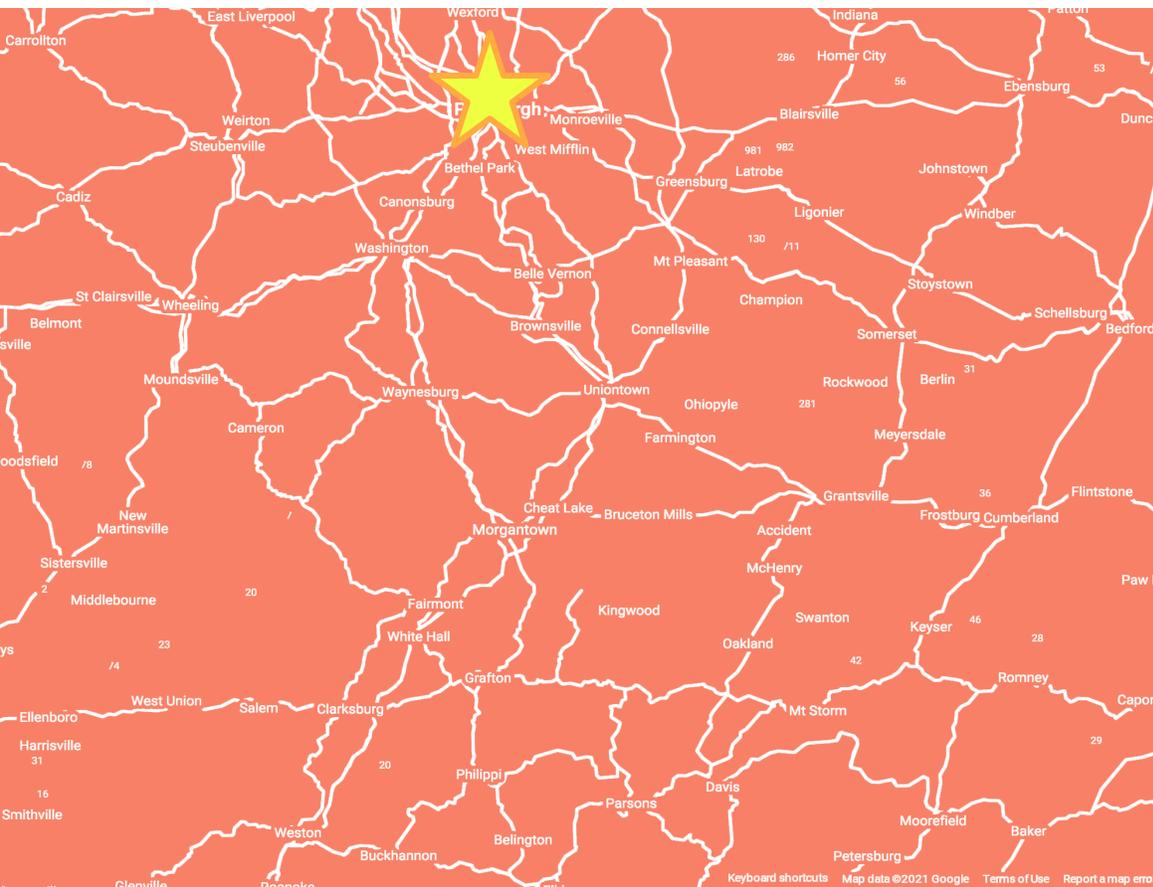


LOCATION AND MARKET

- Office Space available in a high traffic, high visibility area
- Recently updated, Move-in Ready Offices in an extremely tight market.

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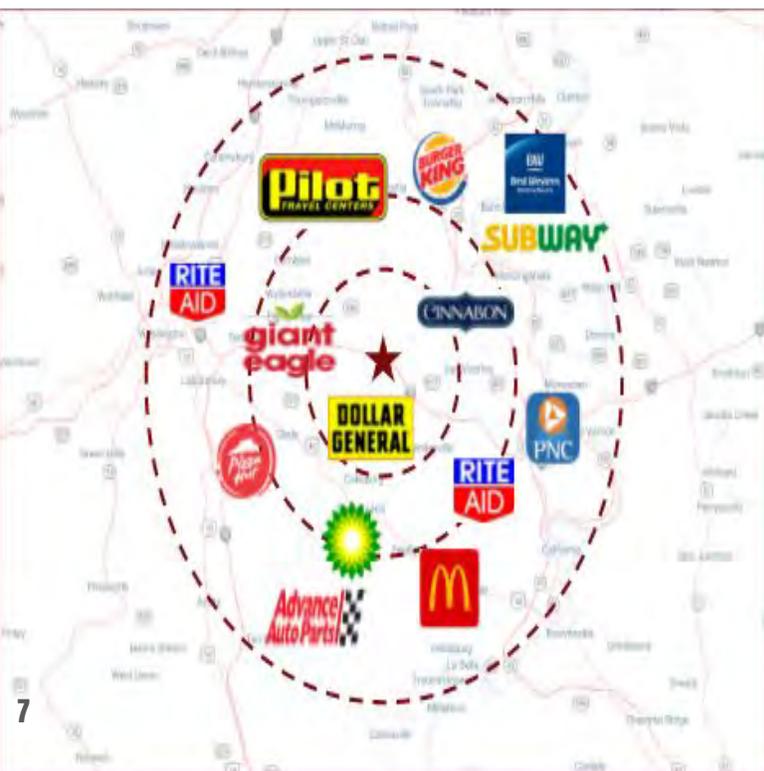
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