

GROUND LEASE OR BUILD TO SUIT
OPPORTUNITY| **AVAILABLE NOW**

CARLTON DRIVE BENTLEYVILLE, PA 15314

[Carlton Drive Bentleyville, PA 15314](#)



+/-1.5 ACRES
GROUND LEASE or BUILD TO SUIT OPPORTUNITY
AVAILABLE



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

SUMMARY



- FLEXIBLE LEASE TERMS
- IMMEDIATE EQUIPMENT STORAGE & LAYDOWN OPPORTUNITY
- EASY ACCESS TO I-70

Rate

Ground Lease | **Option 1**

- \$1,250/month
- +/- 1.5 usable acres
- Flat Land area
- Grass Lot

Build to Suit | **Option 2**

- Rate will vary depending on: Term and total cost of the building/buildout.

Take Advantage of this well-located Lot today!

GROUND LEASE

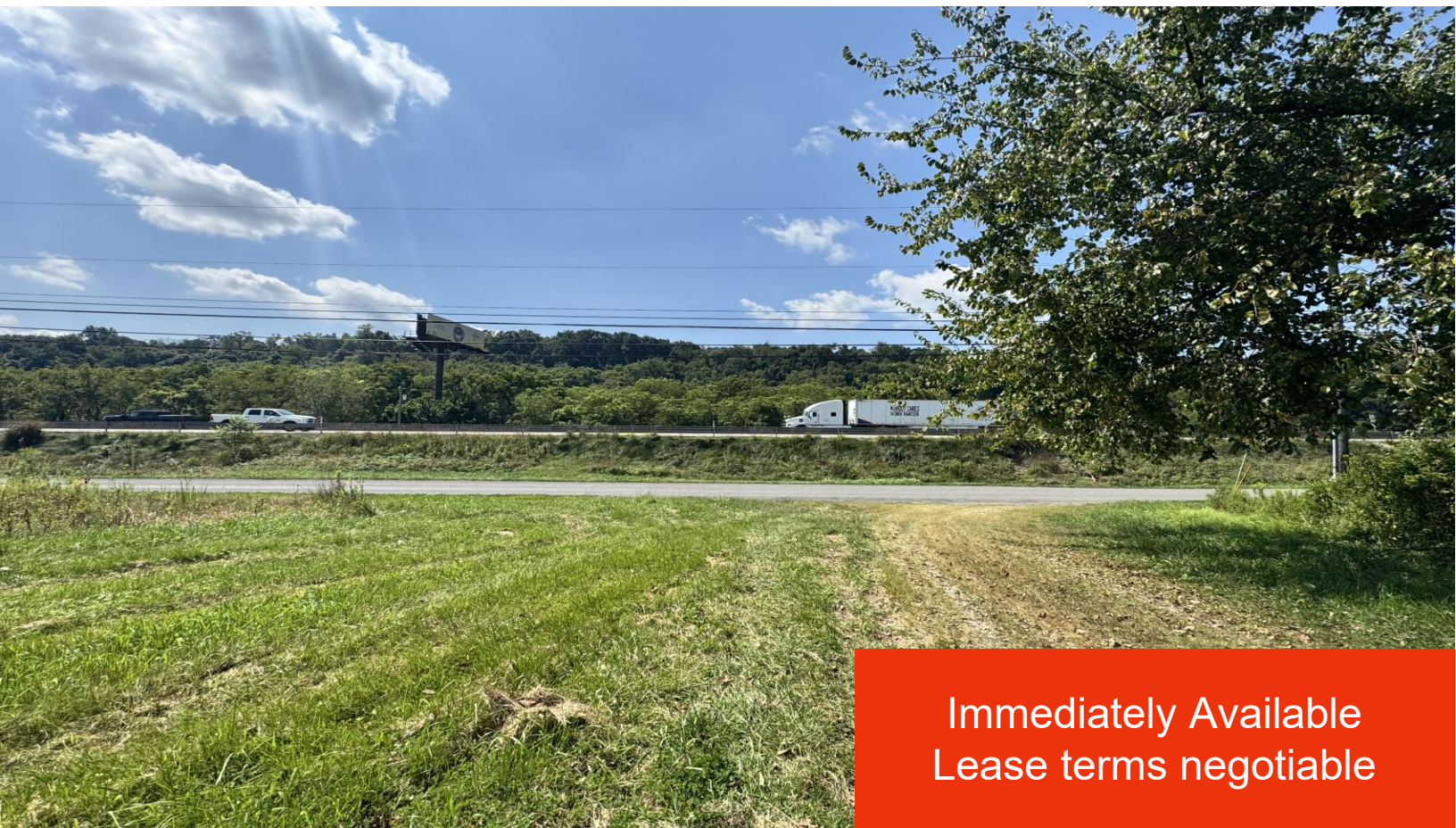
Laydown/Storage Area

This generous laydown area provides space for storing material, equipment, machinery or other items tenant may have. Landlord is open to Tenant fencing in laydown area if the tenant determines they would want to do so.

Enjoy the easy access to and from I-70 and the high visibility location. Signage opportunity right off of Carlton Drive and visible from I-70.

TOTAL AVAILABLE +/- 1.5 ACRES

FLEXIBLE LEASES Multiple Lease Options Available
starting at \$1,250/month.



Immediately Available
Lease terms negotiable

BUILD TO SUIT

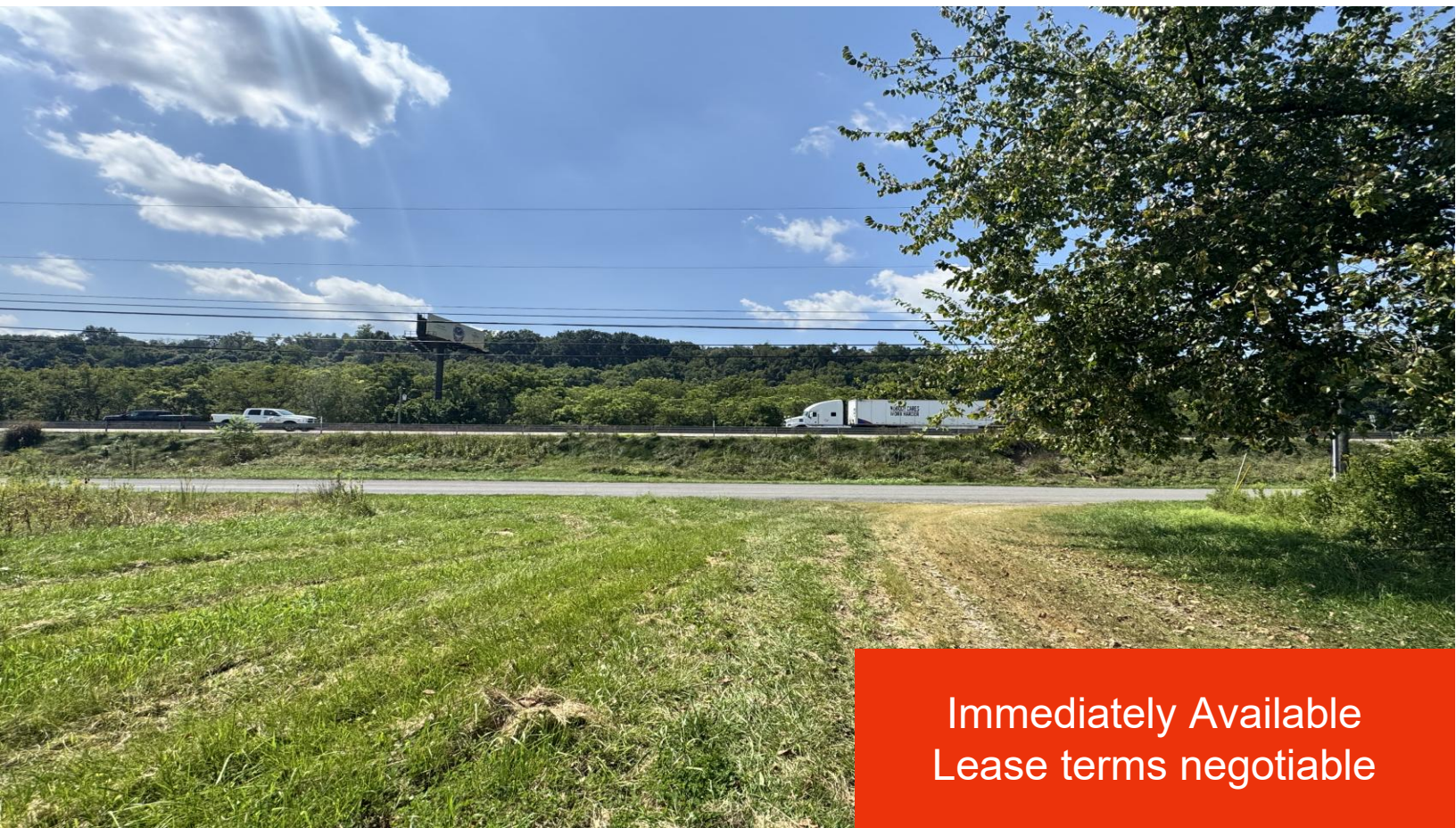
BUILD THE FACILITY YOUR BUSINESS NEEDS

Don't settle for an existing building.

Work with the ownership to create a facility designed around your:

- Building size
- Office requirements
- Warehouse requirements
- Loading requirements
- Vehicle/equipment storage
- Parking
- Yard requirements
- Operational needs

Enjoy the easy access to and from I-70 and the high visibility location for your current and future clients. Signage opportunity right off of Carlton Drive and visible from I-70.



Immediately Available
Lease terms negotiable

KEY FACTS

**Competitive
Lease
Rate**

Flexible Lease Terms

**Large
Laydown
Area**

Outdoor Area

**~ 1.5
Acres**

Available Space

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

Ideal Space For:

- **Contractors & trades**
- **Heavy equipment operators**
- **Equipment rental companies**
- **Trucking & transportation**
- **Oil & gas service companies**
- **Utility contractors**
- **Landscaping companies**
- **Material suppliers**
- **Fleet operators**
- **Construction companies**



LOCATION AND MARKET

- EASY ACCESS AND CLOSE PROXIMITY TO I-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.

Approximately 60% OF U.S. POPULATION
WITHIN a one-day drive.

IMMEDIATE ACCESS TO:



PRIME INDUSTRIAL LOCATION

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

**CARLTON DRIVE
BENTLEYVILLE, PA 15314**

EIGHTY FOUR
6 MINUTES

PA-43

BENTLEYVILLE

SOUTHPOINTE
28 MINUTES

WASHINGTON, PA
18 MINUTES

LEGEND

- 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

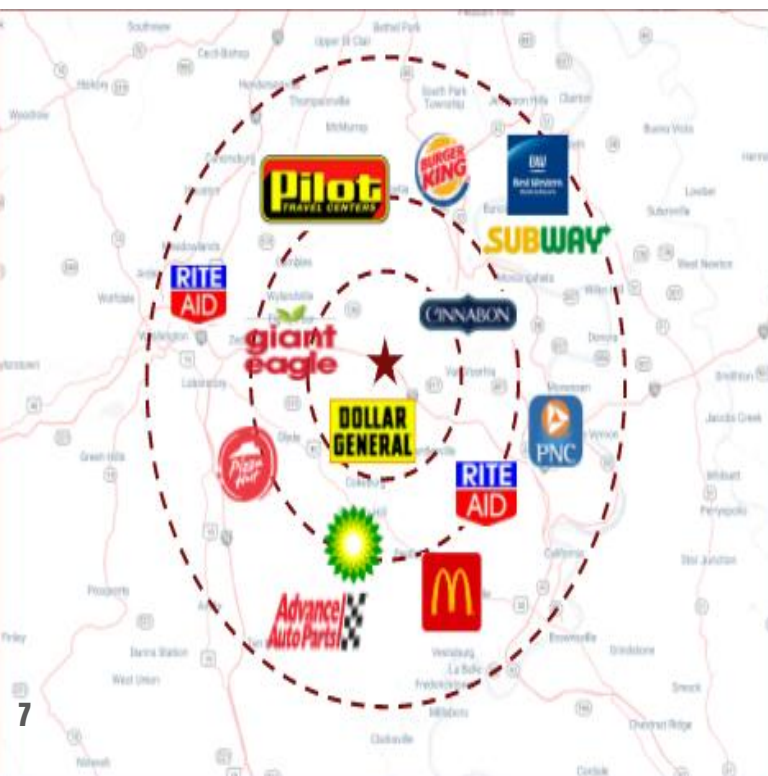
Since 2010 the County has experienced 2.5%+ growth in population, housing and median household income

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 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 2040
BENTLEYVILLE, PA 15314

HARDYWORLDLLC.COM
INFO@HARDYWORLD.BIZ

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