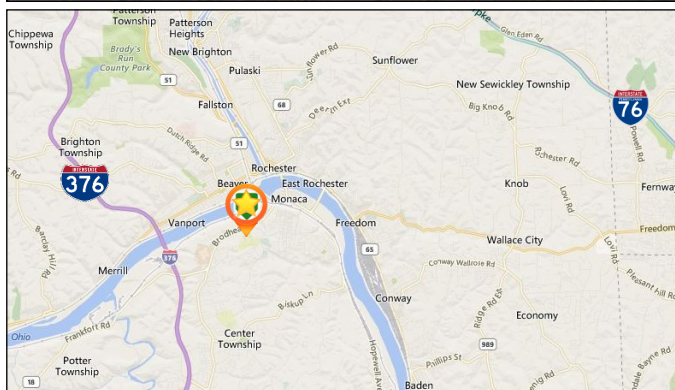


186 WAGNER ROAD | MONACA, PA 15061



Monaca **6,262 sf Flex Warehouse/Office**

- Just off Route 18
- Close to Shell Plant and I-376
- Some lay down space
- New ADA restroom being installed
- Professional office building being renovated
- Currently half office, half warehouse
- Space could be reconfigured reliant on terms
- Tenant pays all utilities
- Subject to terms, landlord will install drive-in door

