

# 178 Thorn Hill Rd

FOR LEASE/SALE

Up to 18,000 SF Available



## Features & Amenities

- ◆ Up to 18,000 SF of office space available
- ◆ Outstanding 5.0 / 1,000 SF parking capacity
- ◆ Excellent Location in the RIDC Thorn Hill Industrial Park
- ◆ Available for immediate occupancy
- ◆ Dual site access from Thorn Hill Road & Keystone Drive
- ◆ Outdoor patio and seating
- ◆ Minutes to I-79, I-76, Route 19, and Route 228
- ◆ Numerous restaurants, hotels, and retail amenities nearby
- ◆ Abundant greenspace & landscaping
- ◆ Zoned Planned Industrial Park



Outdoor Seating



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## SITE LOCATION MAP



- **Ideal Warrandale / Cranberry area location**
- **Hotels, Restaurants, Interstate Highways, Local Commuter Roads all within 5 minutes**

- **Corner Lot**
- **Dual Access**
- **5.0 + per 1,000 sq. ft. of parking**



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