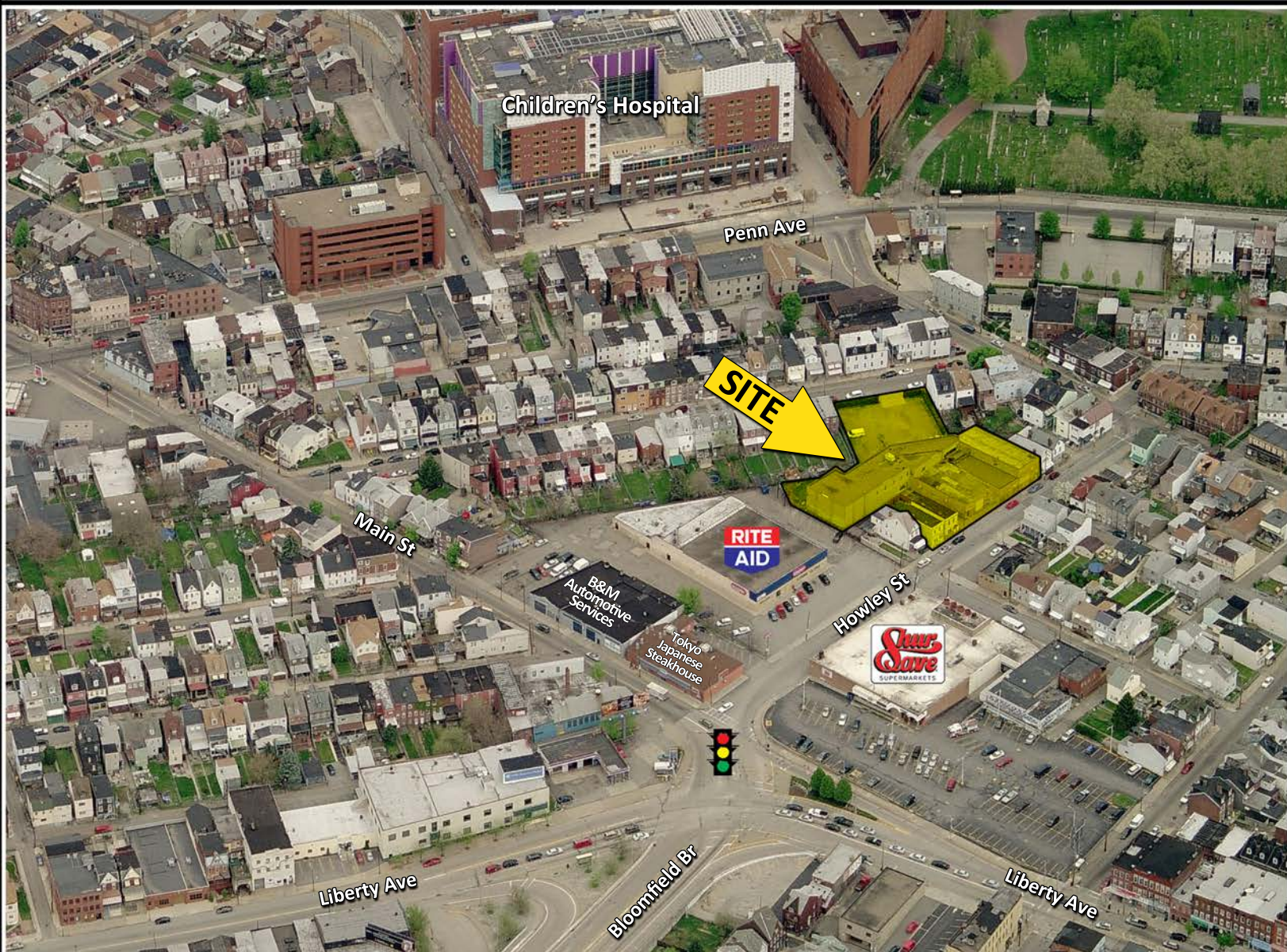




**LANGHOLZ WILSON ELLIS**  
Commercial Real Estate Services

**For Sale**  
4433 Howley St  
Bloomfield, PA 15224



- One and two story building containing 20,000 SF of Office & Warehouse Space
- 12,000 SF Light Industrial | 7,300 SF Office | 10,000 SF Fenced-In, Off Street Parking
- 2 Fully Leased Residential Units
- Two Drive-in doors
- 22' Ceiling Height in 2,000 SF of Warehouse
- 3 Phase Power
- Situated on 25,000 SF (.57 acres) of land in the heart of Bloomfield
- Multiple access points via Howley St & Milgate St
- 28,208 ADT on Bloomfield Bridge | 16,566 ADT on Liberty Ave
- Mixed Use Zoning: LNC & RM-M

For further information, contact:

**Gary S. Wilson, SIOR**

([gwilson@LWEre.com](mailto:gwilson@LWEre.com))

**Bryan Joseph**

([bjoseph@LWEre.com](mailto:bjoseph@LWEre.com))

**412-261-2200**

606 Liberty Avenue • Suite 300 • Pittsburgh, PA 15222 • Phone: 412-261-2200 • Fax: 412-261-2075 • [www.LWEre.com](http://www.LWEre.com)

ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE. NO REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF, AND IT IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL, OR OTHER CONDITIONS, PRIOR SALE LEASE, FINANCING OR WITHDRAWAL WITHOUT NOTICE. LANGHOLZ WILSON ELLIS, INC., WILL MAKE NO REPRESENTATION AND ASSUME NO OBLIGATION, REGARDING THE PRESENCE OR ABSENCE OF TOXIC OR HAZARDOUS WASTE OR SUBSTANCES OR OTHER UNDESIRABLE MATERIAL ON OR ABOUT THE PROPERTY.

A MEMBER OF  
**CHAINLINKS**  
RETAIL ADVISORS



**LANGHOLZ WILSON ELLIS**  
Commercial Real Estate Services

**For Sale**  
4433 Howley St  
Bloomfield, PA 15224

