

GRAND PINE COMMONS

*Professional Space
with Historic Charm*



THE BUILT-TO-SUIT OPPORTUNITY
YOU'VE BEEN LOOKING FOR

MEDICAL OFFICE ● SPECIALITY RETAIL ● EDUCATION
PROFESSIONAL SUITE ● FITNESS CENTER

892 Mercer Road | Beaver Falls, PA

HISTORY



The Beginning

Grand Pine Commons was originally a Grange Hall. The "Grange," officially referred to as the National Grange of the Order of Patrons of Husbandry, is a fraternal organization formed in 1867 to promote economic and political well-being for our nation's agricultural communities.

In 1913, a number of local citizens met at Laurel Point Schoolhouse to organize a local grange unit. The North Sewickley Grange [#1566] was officially formed in 1914.



Current Day

Fast-forward 85 years.

Paul and Julia Kotuba bought the building from the Grange Association in 1999. Current owners, John and Karen Trozzo, purchased the building in 2003. Employing only local architects and contractors, extensive renovations were conducted to beautify this magnificent property.

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Built-to-Suit

Physical Attributes

- 4,700 sq.ft. office & conference area (Ground level - 2,300 sq.ft.; Upper Level - 2,400 sq. ft.)
- New electric and plumbing
- Ready for paint + flooring
- Exterior signage
- Private access 24/7
- Abundant parking
- New high-efficiency HVAC



*A clean and vibrant palette
with potential to sub-divide
space -OR- lease either floor*



Custom Suite



PROPERTY FEATURES



- Wall to Wall Carpeting
- Natural Lighting
- Newly Renovated

- ADA Compliant
- Ceramic Tile Flooring



Common lobby entrance with private interior access

PROXIMITIES

Enjoy an easy commute in a rural setting with **quick access** from all local major interstates and communities.

- PA Turnpike I-76 [6 miles]
- I-376 [7 miles]
- I-79 [9 miles]
- Chippewa Twp. [6 miles]
- Ellwood City [6 miles]
- Zelienople/Harmony [9 miles]
- Cranberry Twp. [14 miles]
- Shippingport/'Cracker' Plant [14 miles]
- New Castle [19 miles]
- Sewickley [19 miles]



Local
Interests

- Olde Stonewall Golf Club [3 miles]
- Geneva College [4.3 miles]
- The Wooden Angel Restaurant [8 miles]
- Beaver County Airport [8.1 miles]
- Heritage Valley Hospital [8.6 miles]
- Beaver County Courthouse [9 miles]
- Beaver Valley Mall [11 miles]

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