

AVAILABLE

# 400 GRAHAM STREET

MCKEES ROCKS, PA 15136 | STOWE TOWNSHIP

107,618 SF SPACE AVAILABLE  
DISTRIBUTION CENTER

EXCELLENT INFILL LOCATION



Immediate



1 mile



6 miles



5.3 miles



FOR MORE INFORMATION:

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REAL ESTATE

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## BUILDING SPECS

107,618 SF SPACE AVAILABLE

### WAREHOUSE, DISTRIBUTION, LOGISTICS SPACE • PRIME INFILL LOCATION

AVAILABLE SF	107,618 SF
OFFICE AREA	16,500 SF of finished office space including management offices, dispatch area, and breakroom facilities
CLEAR HEIGHT	Generally 18'-20'
DOCK DOORS	Five (5) loading dock doors (9' x 10' and 8' x 10') with hydraulic levelers, eight (8) doors, lights, shelters, and seals
DRIVE-IN DOORS	Twelve (12) drive-in doors (primarily 12' x 14' and 14' x 14')
COLUMN SPACING	40' x 40'
HVAC	Fully conditioned office Rooftop mounted heating and air rotation units in the warehouse
LIGHTING	T-5 with motion sensors
POWER	4000 AMP, 120/208V, 3-Phase
FIRE PROTECTION	Wet System
BUILDING DEPTH	320' - 380'
PARKING	72 passenger vehicle spaces & abundant trailer parking +/- 2 acres fenced outside storage area
AVAILABILITY	Immediate
ROOF	60 Mil Carlisle TPO Roof System installed in 2017. Under warranty through 2032.
ZONING	General Industrial (Stowe Twp)
LOCATION	Immediate access to Route 51, 1 mile to Route 65, 5.3 miles to Downtown Pittsburgh, and 6 miles to I-79

### HIGHLIGHTS

- Prime central location
- Fully fenced and secured site
- Abundant loading for a wide variety of industrial uses
- Equipment maintenance area including wash bay

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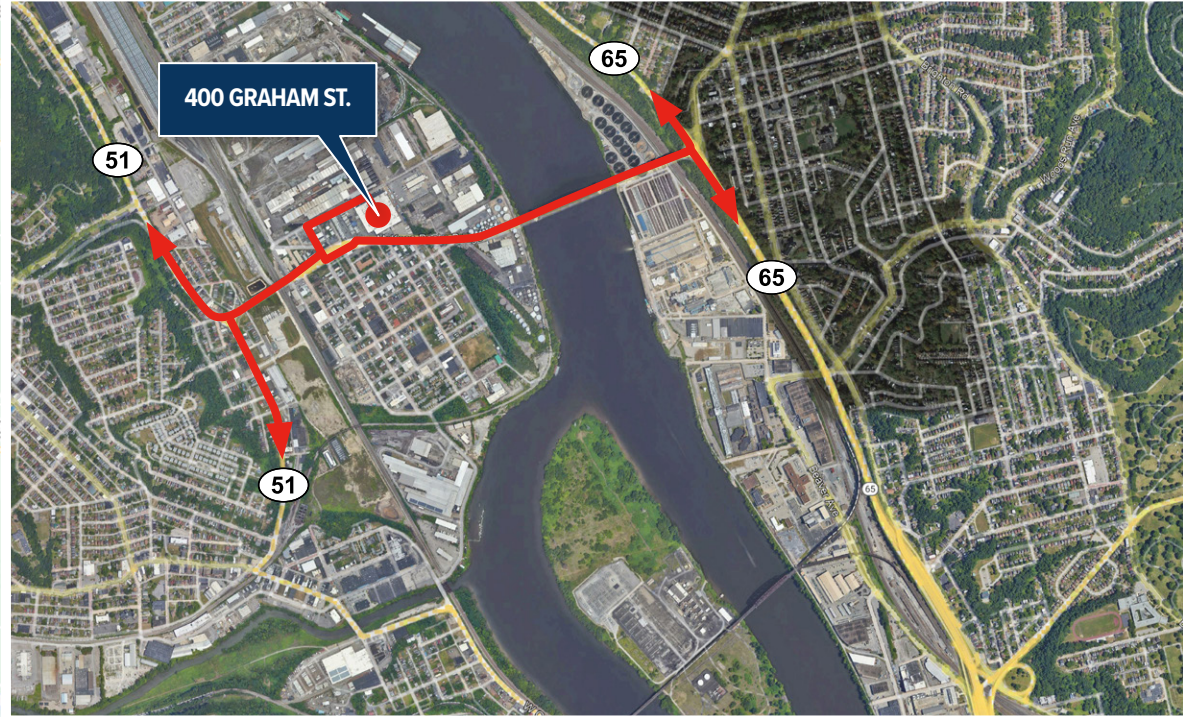
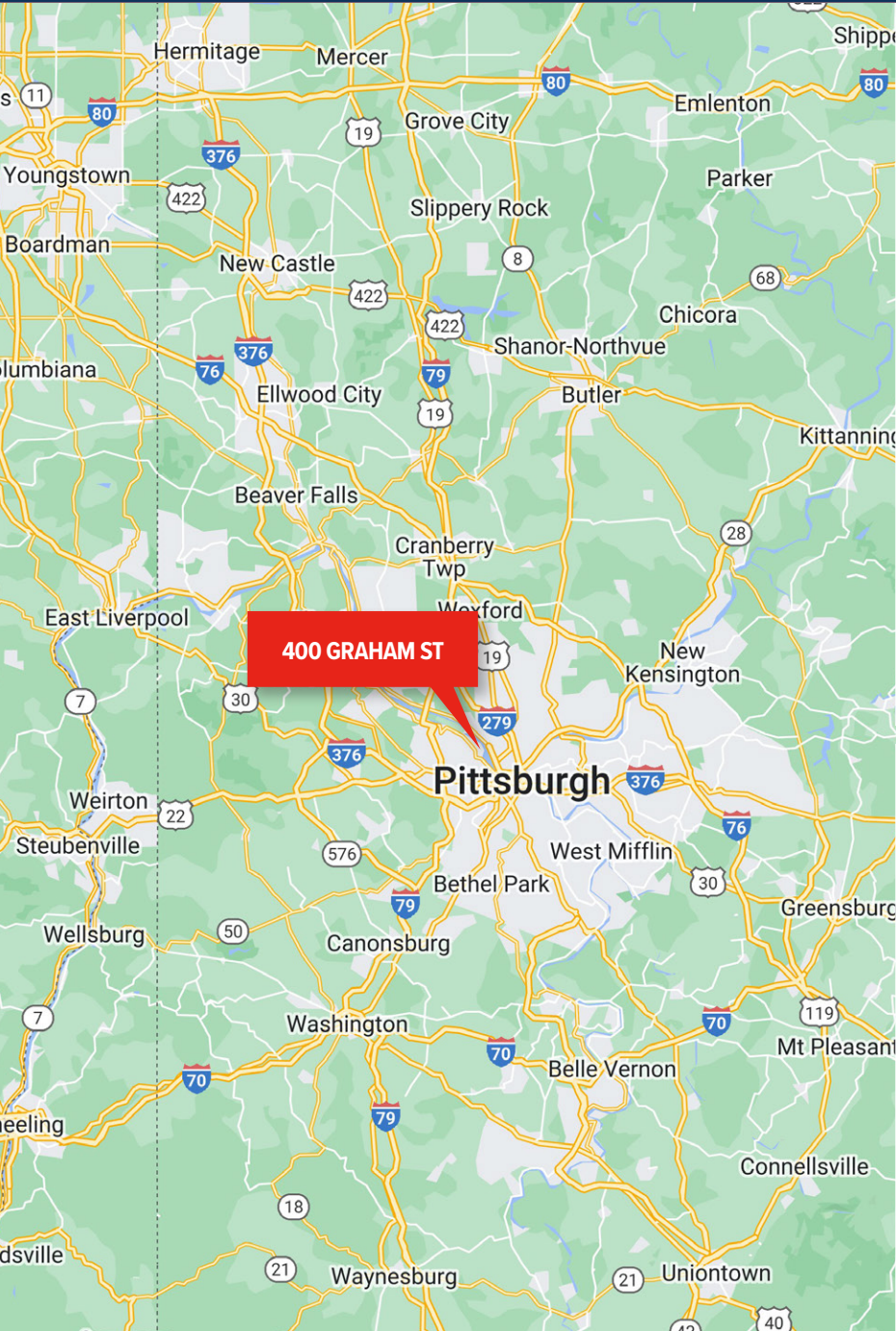
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LOCATION & ACCESS

EXCELLENT INFILL LOCATION







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