

FOR SUBLEASE



Route 60 Flex Building

4750 Steubenville Pike, Pittsburgh, PA 15205



Location Description:

The property is strategically located near major transportation routes including Interstates 79 and 376. The property is situated in close proximity to Pittsburgh International Airport and the busy industrial hubs along the Ohio River.

Property Highlights:

- 7,013 SF Flex Building For Sublease
- Industrial Zoning
- Dock and Drive-in Access
- 2.2-Acre Site
- Covered Storage & Yard Area
- Mid-Way Between Downtown Pittsburgh and Pittsburgh International Airport



PRESENTED BY:

GENE GALIARDI
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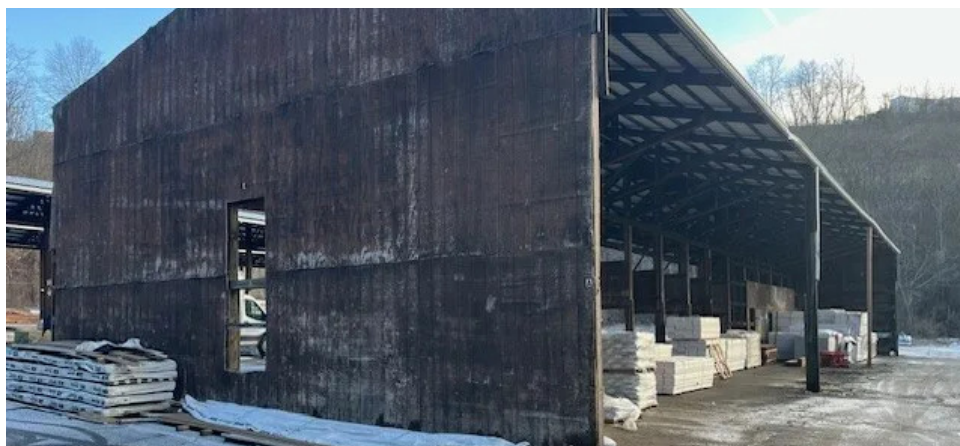
PENNSYLVANIA
COMMERCIAL
REAL ESTATE INC.

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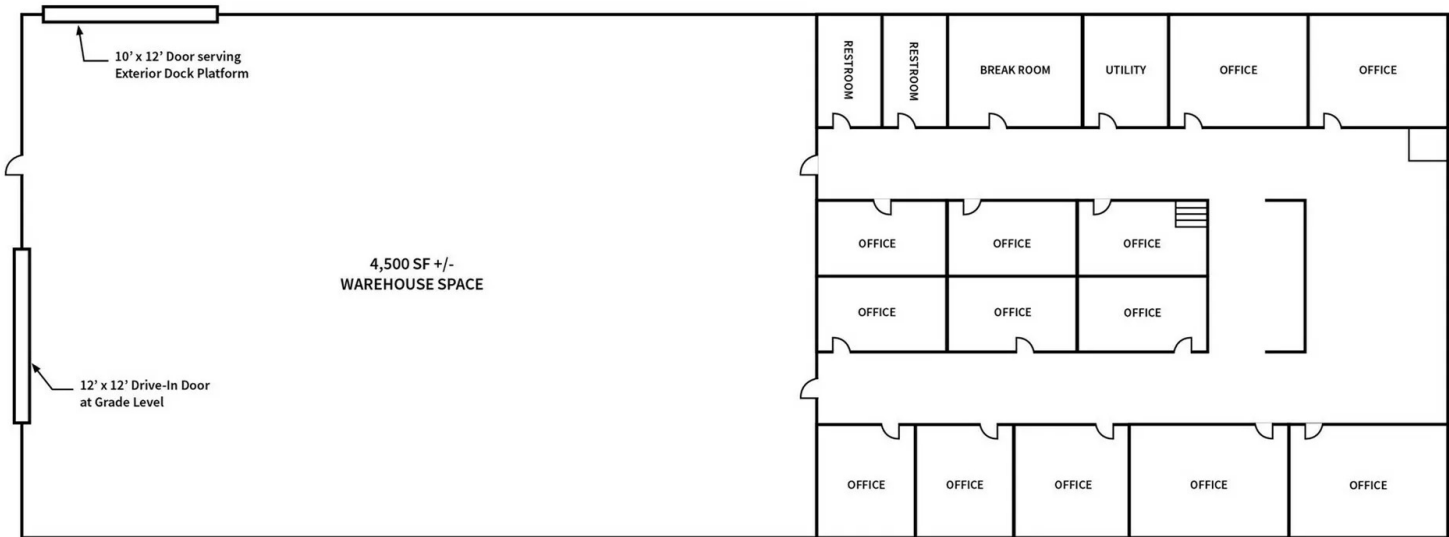
PENNCOM.COM

FOR LEASE



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NOTE: This floor plan is for planning purposes only and is not to scale for construction purposes.

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Address: 4750 Old Steubenville Pike
City, State, Zip: Pittsburgh, PA 15205
Twp/Boro/Ward: Robinson Township
County: Allegheny


Property Notes:

Building and Land Data:	
Gross SF:	7,013 SF
Floors:	1.5
Dimensions:	50'x120'
Lot Size:	2.2 acres
Parking:	
Intended Use:	Warehouse/Mfg
Present Use:	Warehouse
Year Built:	
Year Renovated:	
Construction:	Block and steel

Utilities:	
Heat in Warehouse:	Co-ray vac
Freezer or A/C in Whse:	No
HVAC in Office:	Yes
Lighting Type:	
Electric Company:	Duquesne Light
Amps/Volts/Phase	120A/208V/Single
Gas Company:	Columbia
Sewer Company:	
Water Company:	

Space Details:			
Dock Door(s):	1	Ceiling Height:	16'-19'
Grade Level Door(s):	2	Zoning:	Industrial
Column Spacing:	Clear span	Sprinklers:	
Elevators:		Rail:	
Barge:		Cranes:	

Pricing:			
Tax Amount:		Office Rental Rate:	
Rent per Month:	\$10,500	Warehouse Rental Rate:	
Gross/Net:	Net	Blended Rental Rate:	
Escalations:		Rental Price/SF:	
Sale Price:		Smallest Division:	7,013 SF
Sale Price/SF:		Largest Division:	7,013 SF

Available SF:	Office SF:	Warehouse SF:	Possession Date:
7, 013 SF	2,513 SF	4,500 SF	30 days