

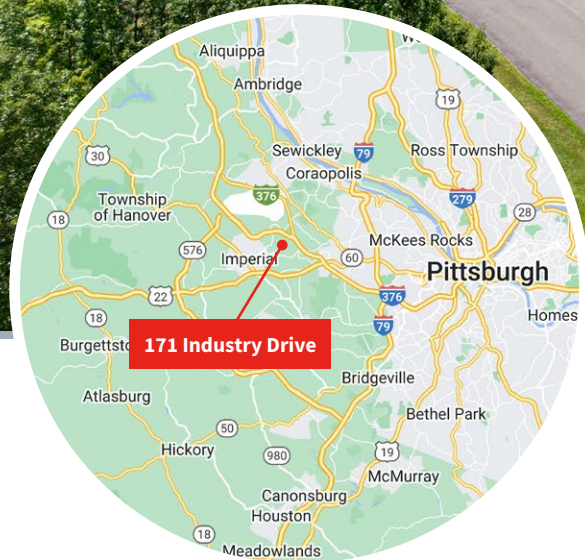
FOR LEASE

# 171 INDUSTRY DRIVE

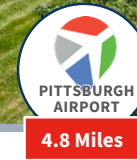
PITTSBURGH, PA 15275 | FINDLAY TOWNSHIP, ALLEGHENY COUNTY

## 35,490 SF AVAILABLE

FUNCTIONAL, FULLY CONDITIONED  
LIGHT INDUSTRIAL SPACE



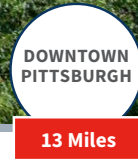
1.4 Miles



4.8 Miles



6.5 Miles



13 Miles

### FOR MORE INFORMATION:

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LEASED BY:

**GENFOR**  
REAL ESTATE

FOR LEASE

# 171 INDUSTRY DRIVE

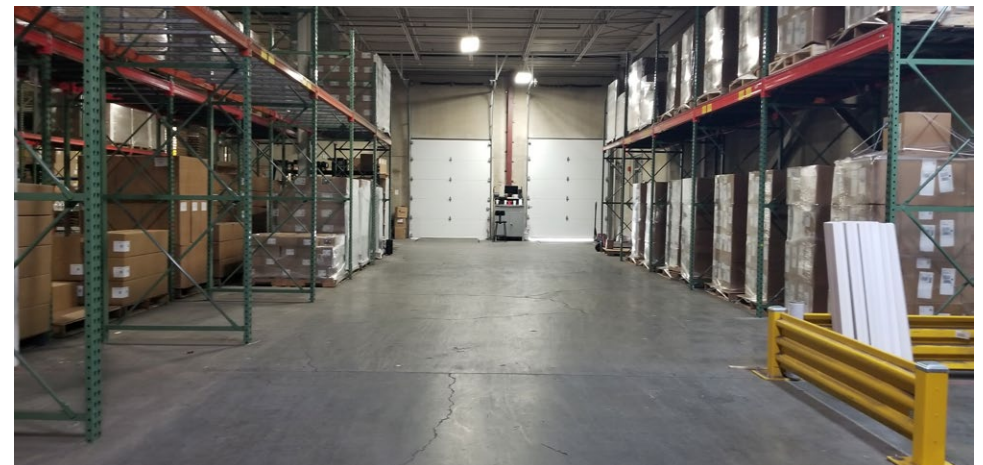
PITTSBURGH, PA 15275 | FINDLAY TOWNSHIP, ALLEGHENY COUNTY

## WAREHOUSE SPECIFICATIONS

FUNCTIONAL, FULLY CONDITIONED  
LIGHT INDUSTRIAL SPACE

### LIGHT INDUSTRIAL/WAREHOUSE SPACE

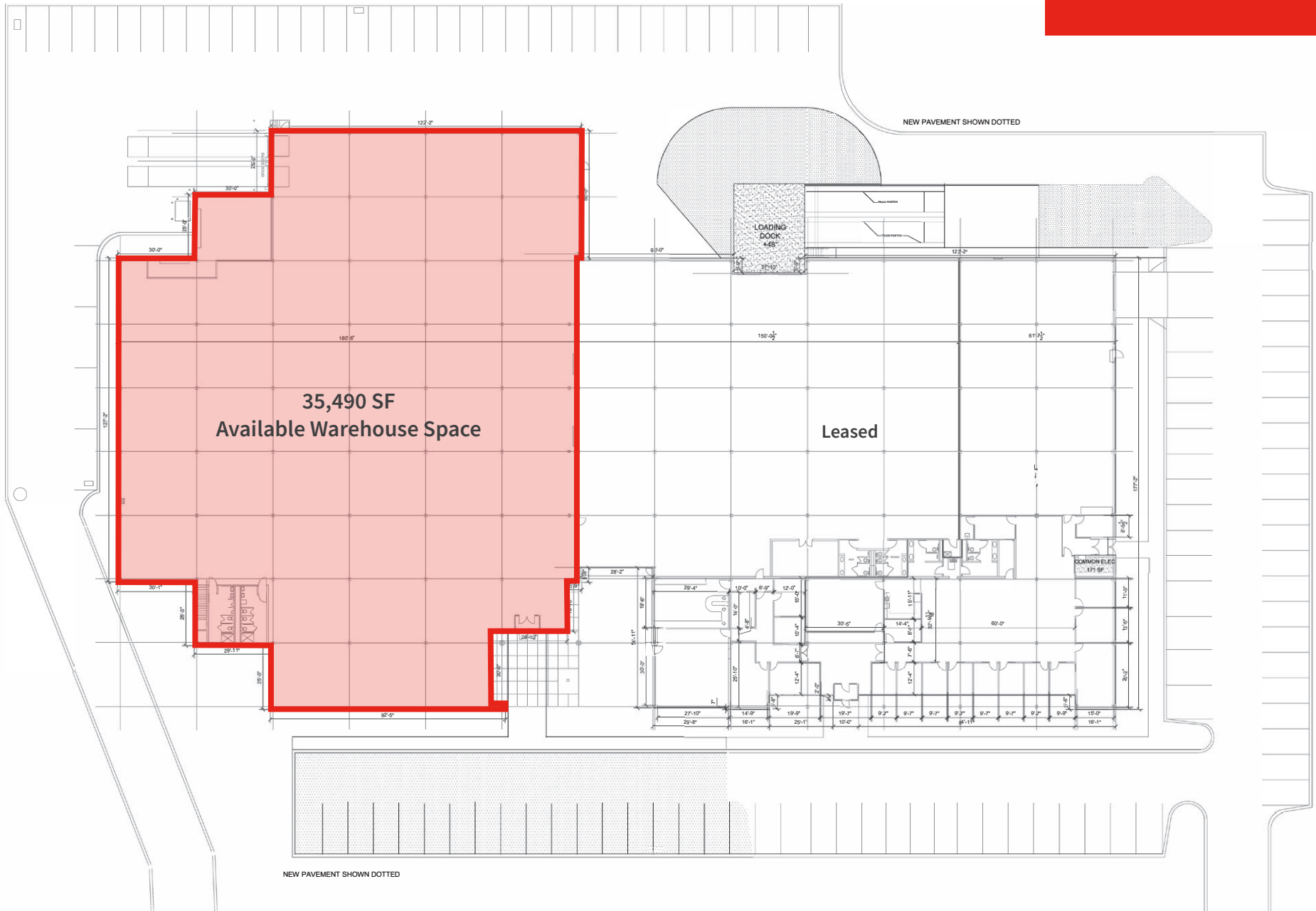
TOTAL BLDG SF	70,469 SF
AVAILABLE SPACE	35,490 SF
OFFICE SPACE	Existing restroom facilities in place. Offices to be built to-suit.
CLEAR HEIGHT	15.5'
COLUMN SPACING	30' x 25'
DOCK DOORS	Two (2) 8' x 10' dock doors equipped with levelers, shelters, and bumpers
DRIVE-IN DOORS	One (1) 9' x 11.5' drive-in door
WAREHOUSE HVAC	Fully air conditioned space
POWER	3-Phase electrical service
LIGHTING	LED
SPRINKLER	Ordinary hazard wet system
PARKING	36 striped parking spaces
HIGHWAY ACCESS	<ul style="list-style-type: none"><li>• 1.4 miles to I-376</li><li>• 4.8 miles to Pittsburgh International Airport</li><li>• 6.5 miles to I-79</li><li>• 13 miles to Downtown Pittsburgh</li></ul>



# FLOOR PLAN

**35,490 SF**

**AVAILABLE  
WAREHOUSE SPACE**



# AERIAL

**35,490 SF**

**AVAILABLE  
WAREHOUSE SPACE**



FOR LEASE

# 171 INDUSTRY DRIVE

PITTSBURGH, PA 15275 | FINDLAY TOWNSHIP, ALLEGHENY COUNTY

35,490 SF AVAILABLE

LIGHT INDUSTRIAL/WAREHOUSE SPACE



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