

401 Technology Drive

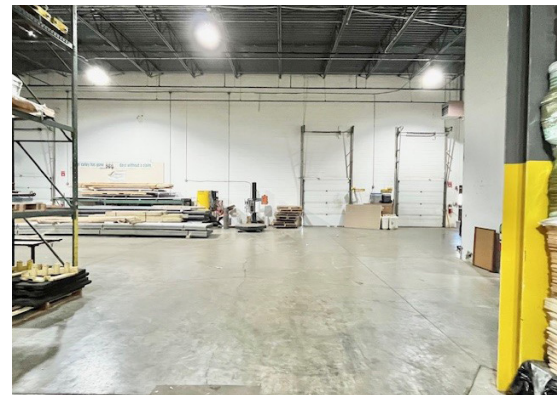
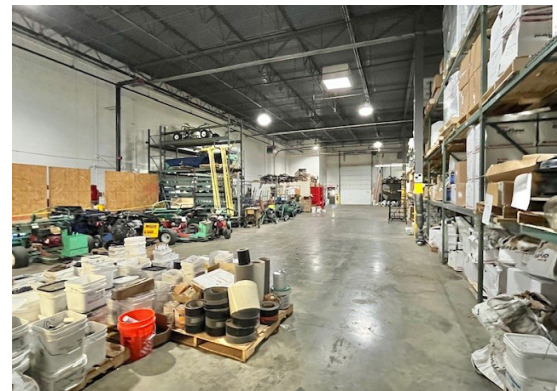
 Southpointe Canonsburg, PA 15317

**INVESTMENT
OPPORTUNITY**
WAREHOUSE / FLEX



BUILDING FEATURES

- 40,516 RSF
- Leased through 2032
- New roof, 2023
- New HVAC, 2022
- New EMS System, 2023
- New paving, 2024
- Renovated offices, 2023
- Located 20 minutes south of Pittsburgh, PA
- Direct access to major highways and Pittsburgh International Airport



Exclusively Marketed by:

KELLEY HECKATHORNE **CHRIS GARRITY**
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NAIBurns Scalo
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

401 TECHNOLOGY DRIVE

CANONSBURG, PA 15317

INVESTMENT OPPORTUNITY

WAREHOUSE / FLEX

PARCEL ID 140-010-00-00-0008-41

YEAR BUILT 1998

YEAR RENOVATED 2022

SUBMARKET Washington

ACRES 5.2

ZONING SD – Special Development District; subset zoning exclusive to Southpointe mixed-use Master Plan

SIZE (SF) 40,516 SF
20,990 RSF Warehouse (52%)
19,526 RSF Office (48%)

DRIVE-IN DOOR 1

LOADING DOCKS 2

STORIES 2

OCCUPANCY 100%
Leased through 2032

CEILING HEIGHTS 28' in first floor warehouse

PARKING SPACES 108 paved spaces, including 7 ADA

UTILITIES

[Electric](#)

West Penn Power

[Gas](#)

Peoples Gas

[Water](#)

Pennsylvania American Water Company

[Sewage](#)

Cecil Township Municipal Authority

[Data](#)

Verizon

Xfinity



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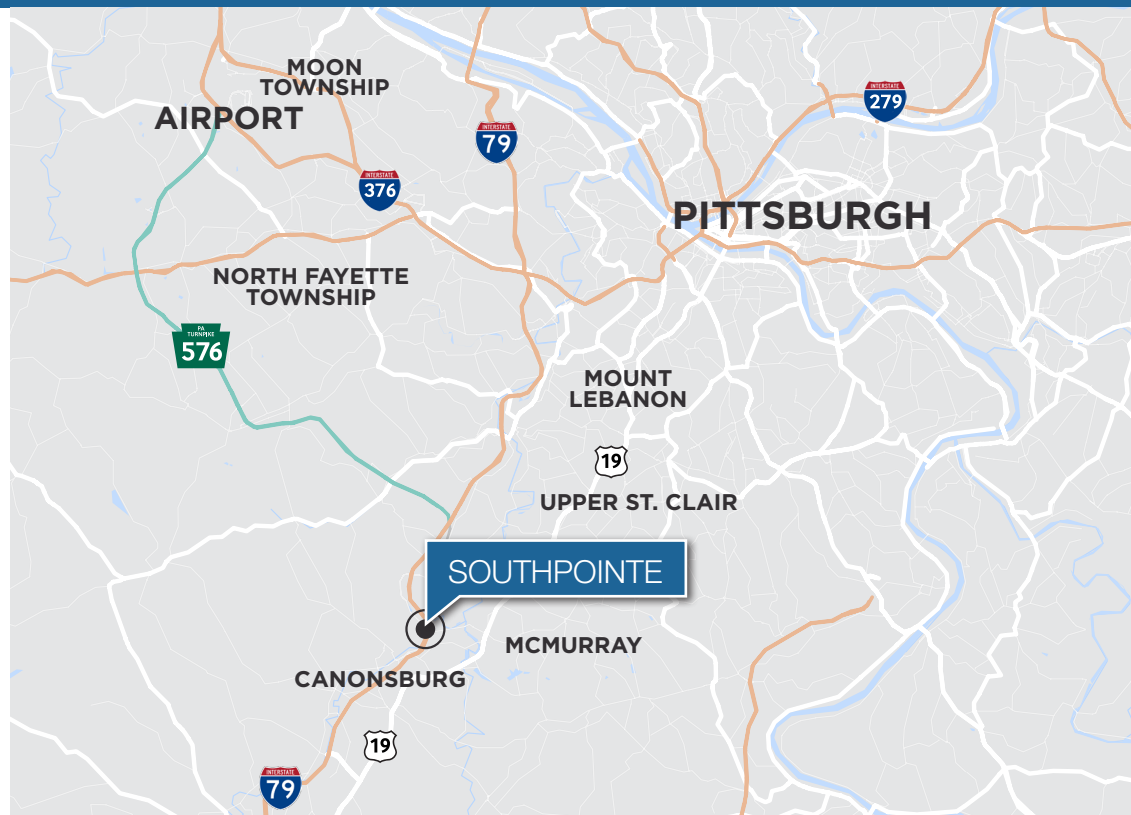


22

Minutes to
Pittsburgh
via I-79 & I-376

25

Minutes to
Pittsburgh
International Airport
via I-576



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