

14559 US-30

IRWIN, PA 15642



SUBLEASE
AVAILABLE

20,000 SF
FLEX OFFICE SPACE

14559 US-30

IRWIN, PA 15642

SUBLEASE AVAILABLE | ±59,750 SF FLEX BUILDING

OVERVIEW

PROPERTY SPECS

Building Size	1st Floor Warehouse	±27,942 SF
	1st Floor Office	±11,808 SF
	2nd Floor Warehouse	±10,000 SF
	2nd Floor Office	±10,000 SF
	Total:	±59,750 SF
Lot Size/Parcel	15.8 Acres	
Municipality	North Huntingdon Township	
Sublease Expiration	03/31/2044	
Availability	2nd Floor Office	±10,000 SF
	2nd Floor Flex	±10,000 SF
	Total:	20,000 SF
Office	<ul style="list-style-type: none">• Plug and play corporate office• DIRT private offices included• Large conference room	
Flex	<ul style="list-style-type: none">• HVAC: Climate-controlled warehouse• Power: 1600 amps; 480/277 v, 3 phase, 4 wire• Clear Height: 15' - 20'	
Additional Amenities	<ul style="list-style-type: none">• Backup generator• Additional lot for future expansion	
Parking	<ul style="list-style-type: none">• 65 car parking	



FLOOR PLAN | 2ND FLOOR

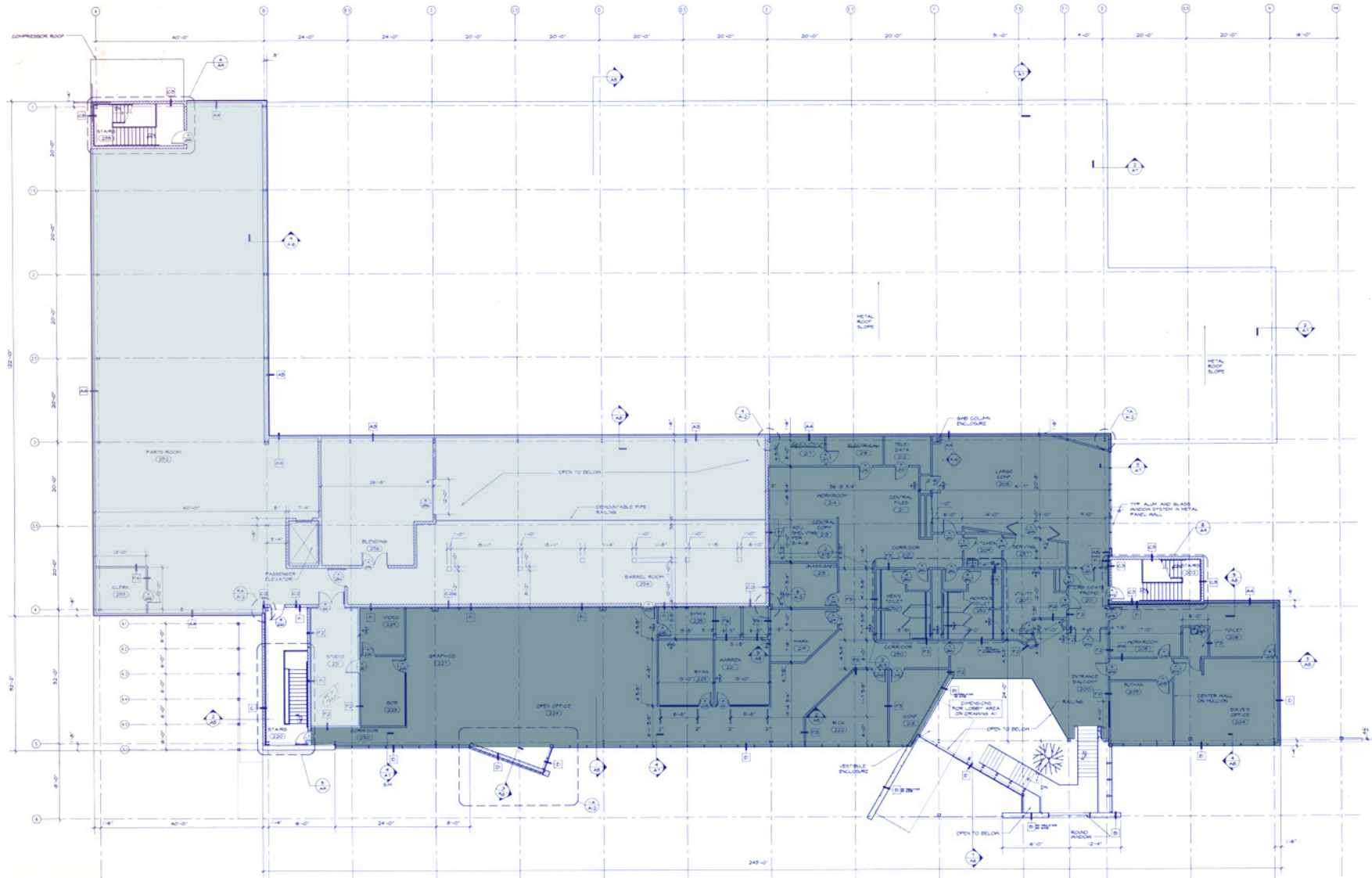
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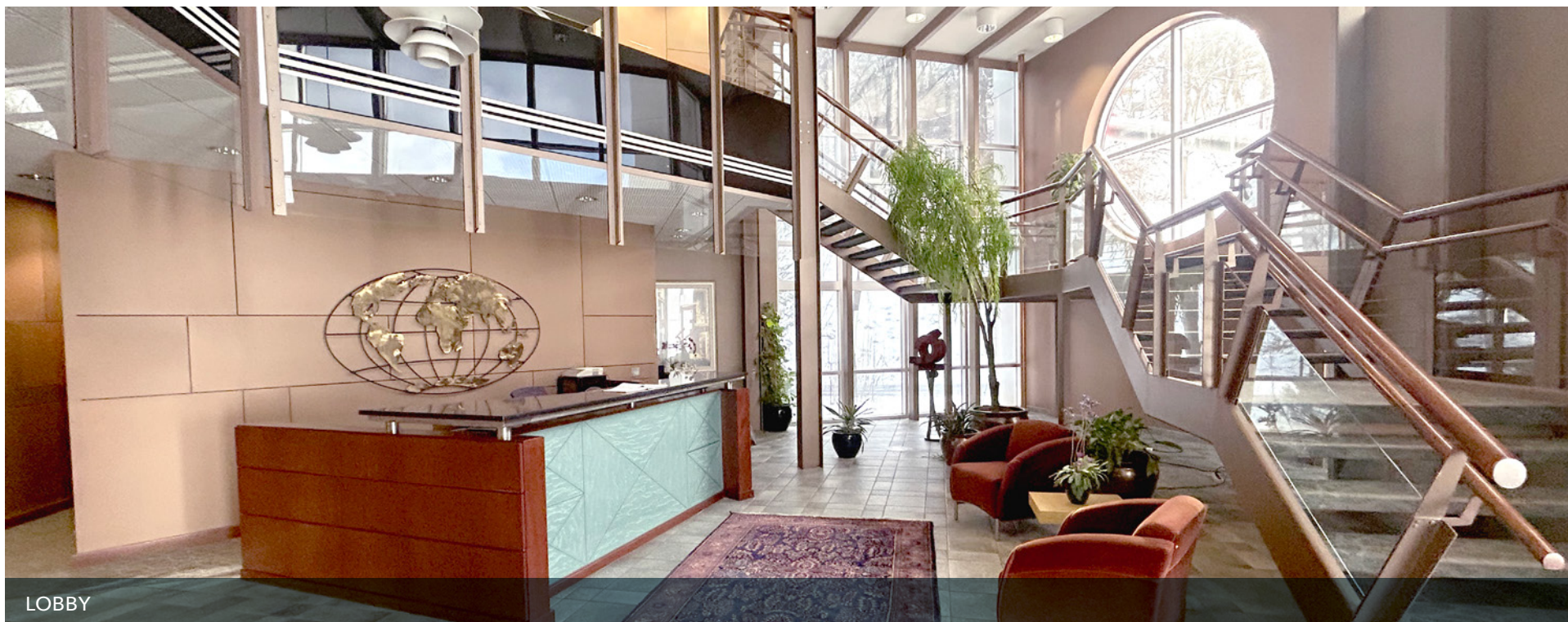


WAREHOUSE

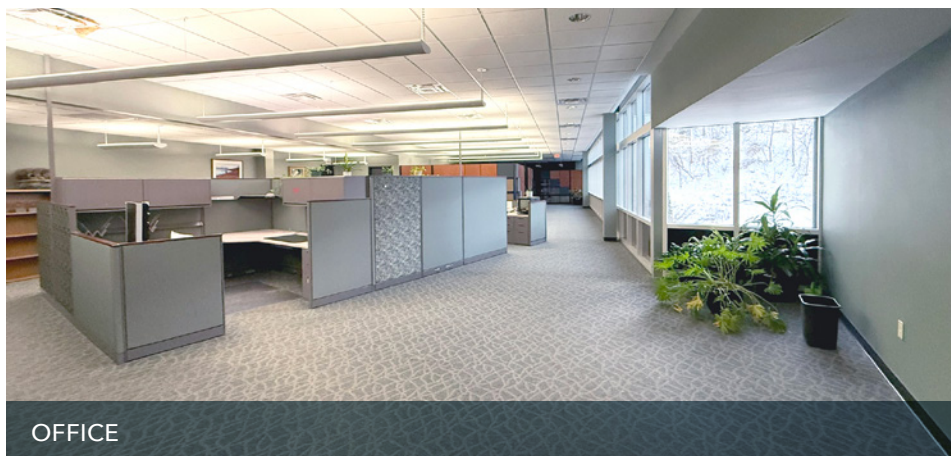


OFFICE





LOBBY



OFFICE




CONFERENCE ROOM


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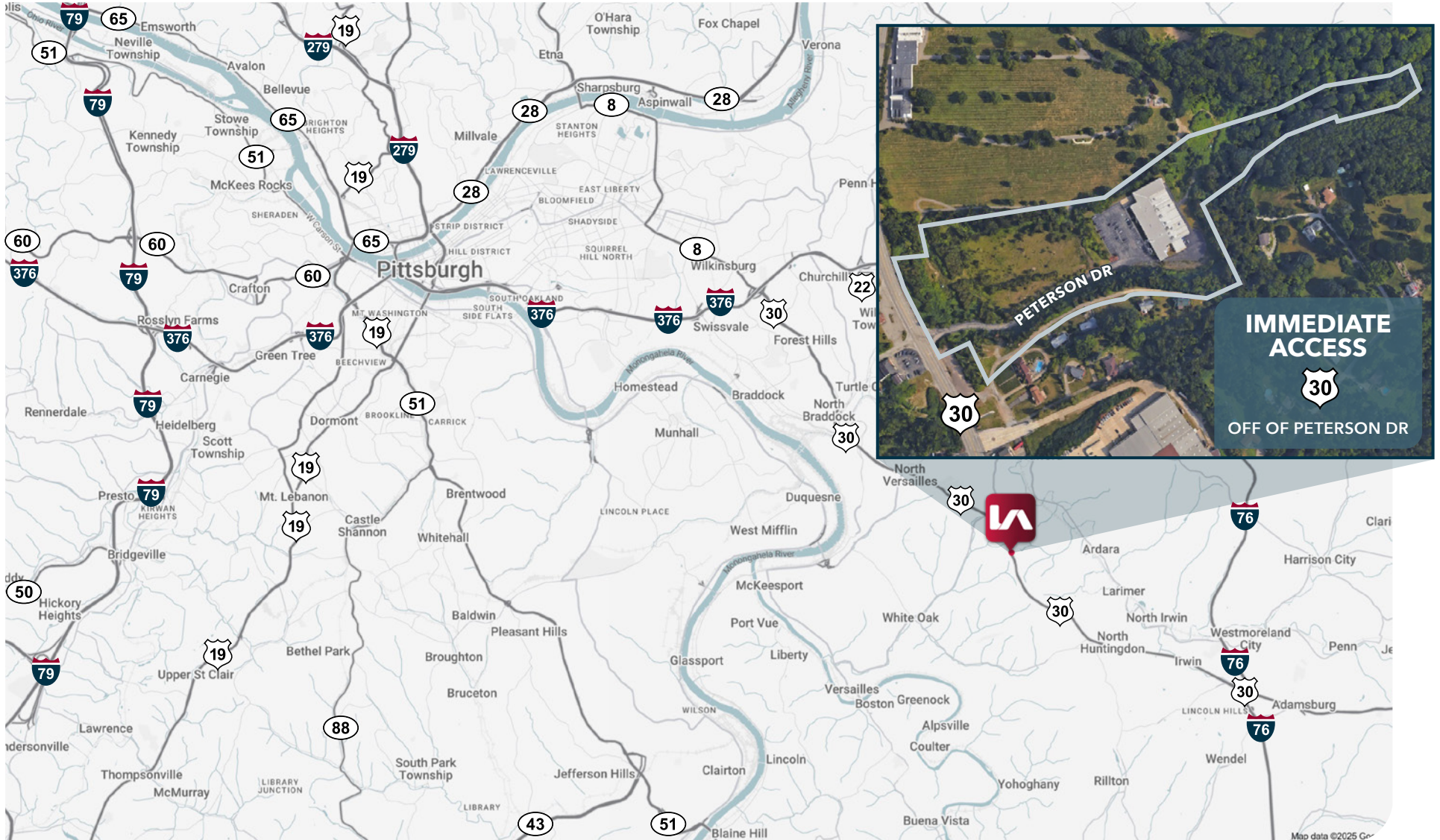
LOCATION

 **US-30**
0.2 MI / 1± MIN

 **I-376**
8.5 MI / 17± MIN

 **PENNSYLVANIA TURNPIKE**
10 MI / 20± MIN

 **DOWNTOWN PITTSBURGH**
15.9 MI / 30± MIN



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