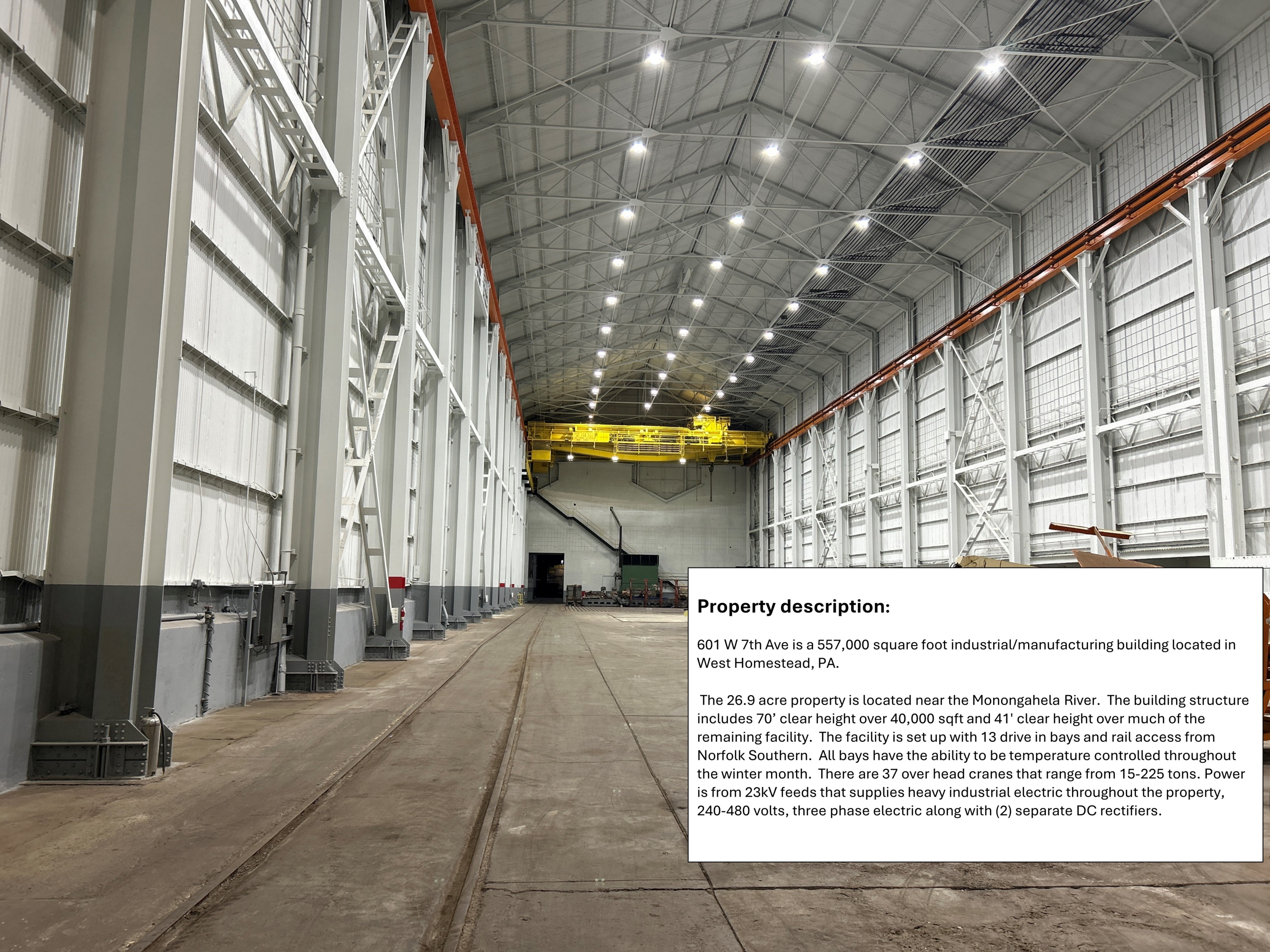




Property description:

601 W 7th Ave is a 557,000 square foot industrial/manufacturing building located in West Homestead, PA.

The 26.9 acre property is located near the Monongahela River. The building structure includes 70' clear height over 40,000 sqft and 41' clear height over much of the remaining facility. The facility is set up with 13 drive in bays and rail access from Norfolk Southern. All bays have the ability to be temperature controlled throughout the winter month. There are 37 over head cranes that range from 15-225 tons. Power is from 23kV feeds that supplies heavy industrial electric throughout the property, 240-480 volts, three phase electric along with (2) separate DC rectifiers.