

NOW LEASING



1130 LEBANON ROAD | WEST MIFFLIN, PA

22,000 SF WAREHOUSE | 2,000 SF OFFICE

PROPERTY OVERVIEW

PROPERTY SPECS

Size:	Approximately 24,000 SF Total - 22,000 SF Warehouse & 2,000 SF Office - Outdoor storage and yard area available - Potential to provide additional 5,000 SF of warehouse area for expansion needs or short term overflow requirements
Drive-In Doors:	Four (4) 12'w x14'h
Ceiling Height:	22' clear
Loading Docks:	Five (5) - Manual doors; 3 with dock levelers, 2 without (8' x 9')
Drive-In Docks:	Two (2) - 12' x 14', lower garage area, automatic openers
Drive-In Ramp:	One (1) - 12' x 14', automatic opener
Lighting:	LED Lighting Throughout
HVAC:	Warehouse has Reznor heat units with supplemental radiant heat at doors
Electric Service:	800 amp, 480/277V, 3-phase, 4-wire service with a transformer for 208/120V distribution to support warehouse and light industrial users
Parking:	Ampe surface spaces with additional laydown/yard area available
Fire System:	Fire Alarm Control Panel (FACP) system in place; building is non-sprinklered
Zoning:	I-1 Industrial (West Mifflin Borough)

PROPERTY HIGHLIGHTS

- Versatile warehouse with dedicated outdoor storage capability
- Excellent loading configuration to accommodate a wide range of users
- Outdoor Storage Available (secured yard capabilities for equipment, materials, and vehicles)
- Upgraded infrastructure including LED lighting and 480v electrical service
- 22' Clear height suitable for racking, storage, and light manufacturing



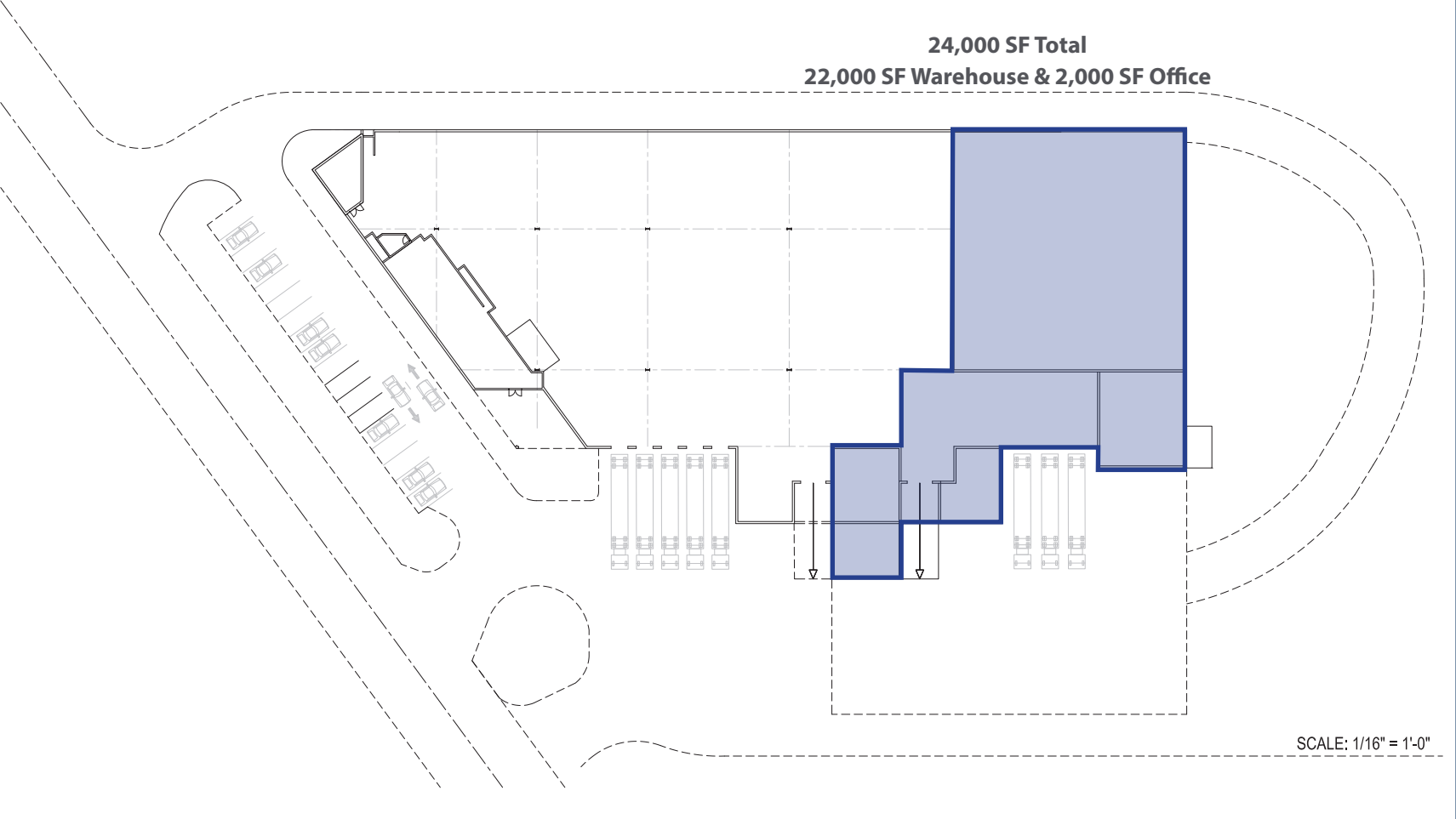
LEASE RATE

\$7.50/SF NNN

- Skylights throughout the space, reducing lighting and power consumption
- Multiple grade-level access points providing operational flexibility
- Strategic Lebanon Road location with convenient access via Route 51 and Lebanon Church Road to the South Hills, Mon Valley, and Downtown Pittsburgh
- Dense South Hills / Mon Valley workforce supporting

1130 Lebanon Road, West Mifflin, PA

SITE PLAN



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INTERIOR PHOTOS



1130 Lebanon Road, West Mifflin, PA

EXTERIOR PHOTOS



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PROPERTY LOCATION



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