

RIDC

DUQUESNE ROLL SHOP



INDUSTRIAL/FLEX SPACE AVAILABLE City Center of Duquesne

10,466 square feet

- Including:**
- ±3,100 SF office
 - ±3,100 SF workshop area
 - ±4,266 SF high-bay warehouse

Monongahela Valley • 30 S. Linden Street, Duquesne, PA



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BUILDING SPECIFICATIONS

Building Size

Total: ±10,466 SF | Warehouse: ±4,300 SF
Workshop: ±3,100 SF | Office: ±3,100 SF

Ceilings

±31' clear to bottom of warehouse trusses

Columns

Open warehouse area

Loading₁

- One (1) drive-in | ±16' H x ±14' W | Roll-up
- One (1) dock | ±11' H x 13' W | Roll-up

Power

480/277V | 200A | 3-phase

HVAC

Fully conditioned office & workshop areas
(None in warehouse area)

Fire Protection

- Fully sprinklered building | Dry system
- Potter alarm system

Mezzanine

±6,200 SF₂ | Located above office/workshop |
Supportive of ±90 lbs/SF maximum load

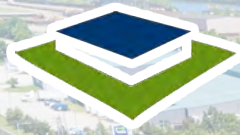
Parking

52 surface spaces | 5 ADA

Office Area

Open areas | Kitchenette/breakroom |
5 private rooms for office/conference use |
Men's & women's restrooms | 8'7" drop ceilings





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LINKS:

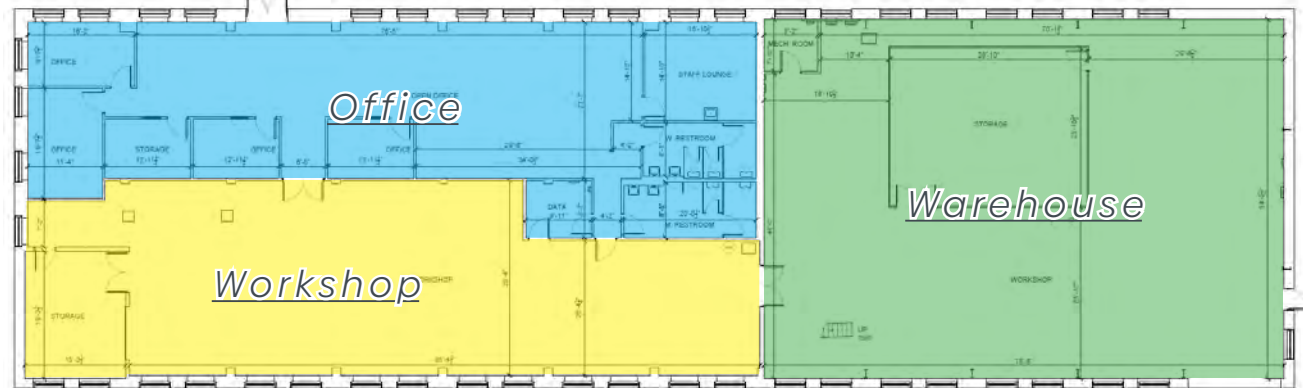
[Detailed Floorplan \(PDF\)](#)

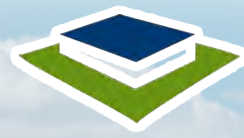
[Virtual 360° Tour](#)

[RIDC Website](#)

Note: Mezzanine area₂ located above entirety of Office & Workshop areas and accessible via stairs located in Warehouse area.

Floorplan:





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Office



Workshop



Warehouse



Mezzanine





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**DEVELOPABLE
LAND**



**DEVELOPABLE
LAND**

**DUQUESNE
ROLL SHOP**



AMERICAN TEXTILE CO.



RIDC's **City Center of Duquesne** is a 240-acre industrial park situated in Pittsburgh's Mon Valley. Throughout the 1990's, RIDC rehabilitated the former Duquesne Steel Works. Today, the park's industrial legacy lives on via a thriving cluster of over a dozen companies employing nearly 700 people.

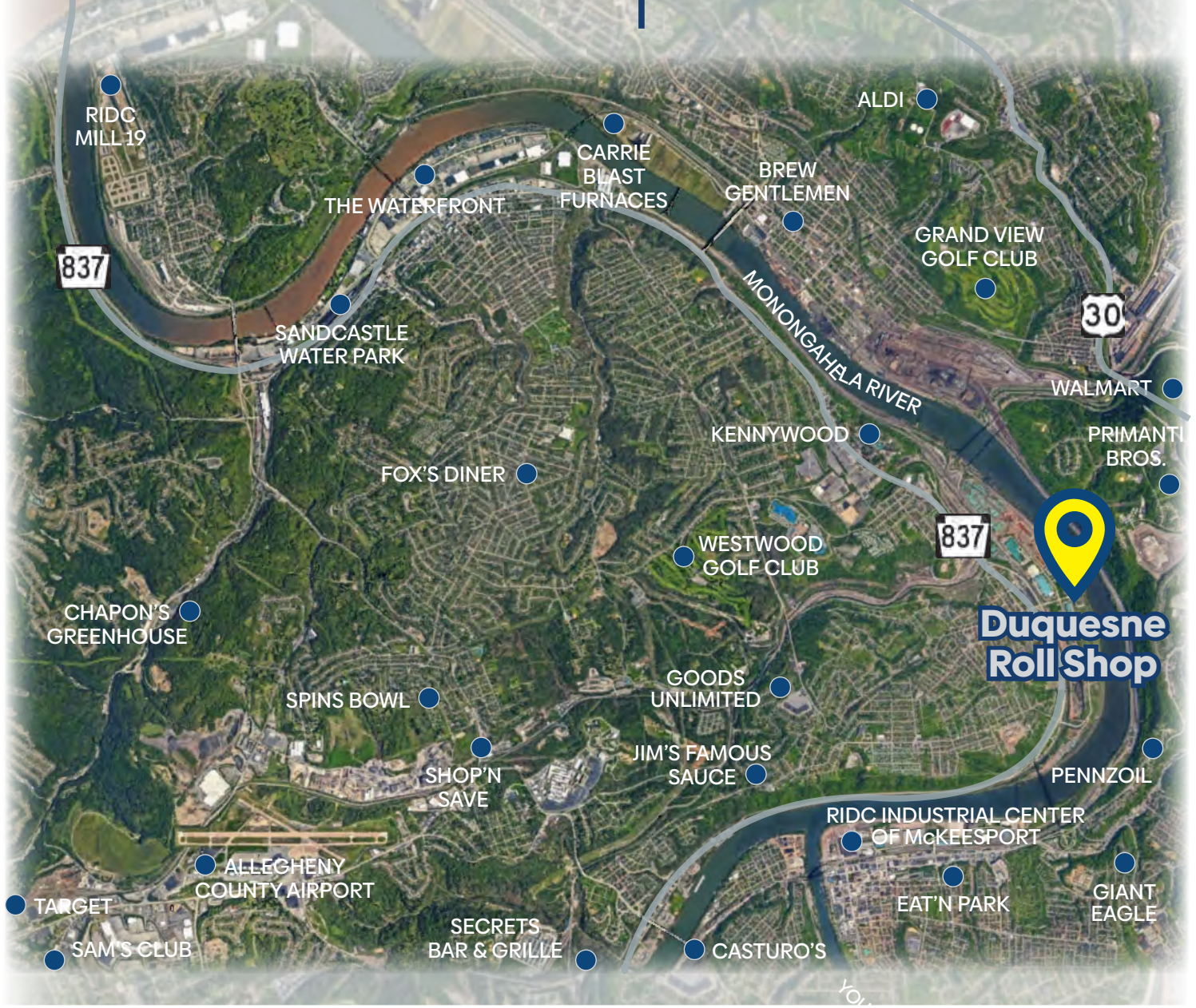
PARK INFORMATION

Utilities	Duquesne Light Co. • Peoples Gas • Pennsylvania American Water • City of Duquesne Department of Water
Zoning	CCD City Center Development District • Manufacturing Light Industrial Distribution/ Warehousing Office Lab Other Uses
Government	Allegheny County • City of Duquesne • Duquesne School District



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LEASING/SALES INQUIRIES

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¹ Clickable link.

² Not included in 10,466 SF.