

6000 SCOTT ROAD

SINGLE TENANT NNN LEASE



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GENFOR
REAL ESTATE

INDUSTRIAL/IOS INVESTMENT OPPORTUNITY

6000 SCOTT ROAD

CORAOPOLIS (NORTH FAYETTE TWP), PA 15108 | ALLEGHENY COUNTY

BUILDING SPECS

31,100 RSF OF LIGHT INDUSTRIAL SPACE | 2.957 ACRE SITE

FUNCTIONAL WAREHOUSE WITH SECURE OUTSIDE STORAGE

BUILDING SIZE	31,100 RSF
SITE SIZE	2.957 acres
YARD/OUTSIDE STORAGE	1.15-acre paved and concrete yard, fully fenced and gated, with 10,598 SF (0.25-acres) of covered outside storage
OFFICE SPACE	3,360 RSF
WAREHOUSE SPACE	27,740 RSF
CLEAR HEIGHT	18'
COLUMN SPACING	30' x 30'
LOADING	Four (4) interior dock positions served by 18'w x 14'h drive-in doors. Two (2) of the interior positions are equipped with edge of dock levelers. Four (4) exterior dock positions equipped with mechanical levelers. One (1) exterior position for compactor.
HVAC	Office is fully air-conditioned. Warehouse is served by gas-fired radiant heat and suspended gas-fired Reznor units.
LIGHTING	LED
SPRINKLER	Ordinary hazard wet system
POWER	3-Phase, 4-wire power service
ZONING	I-2 Heavy Industrial (with Airport overlay) North Fayette Township
LOCATION	• 1 mile to I-376 • 1.5 miles to Route 60 • 2 miles to Route 30 • 4.5 miles to I-79 • 6 miles to Pittsburgh International Airport • 12.5 miles to Downtown Pgh



To request access to additional property information and offering materials, please complete and electronically sign the [Confidentiality Agreement](#).

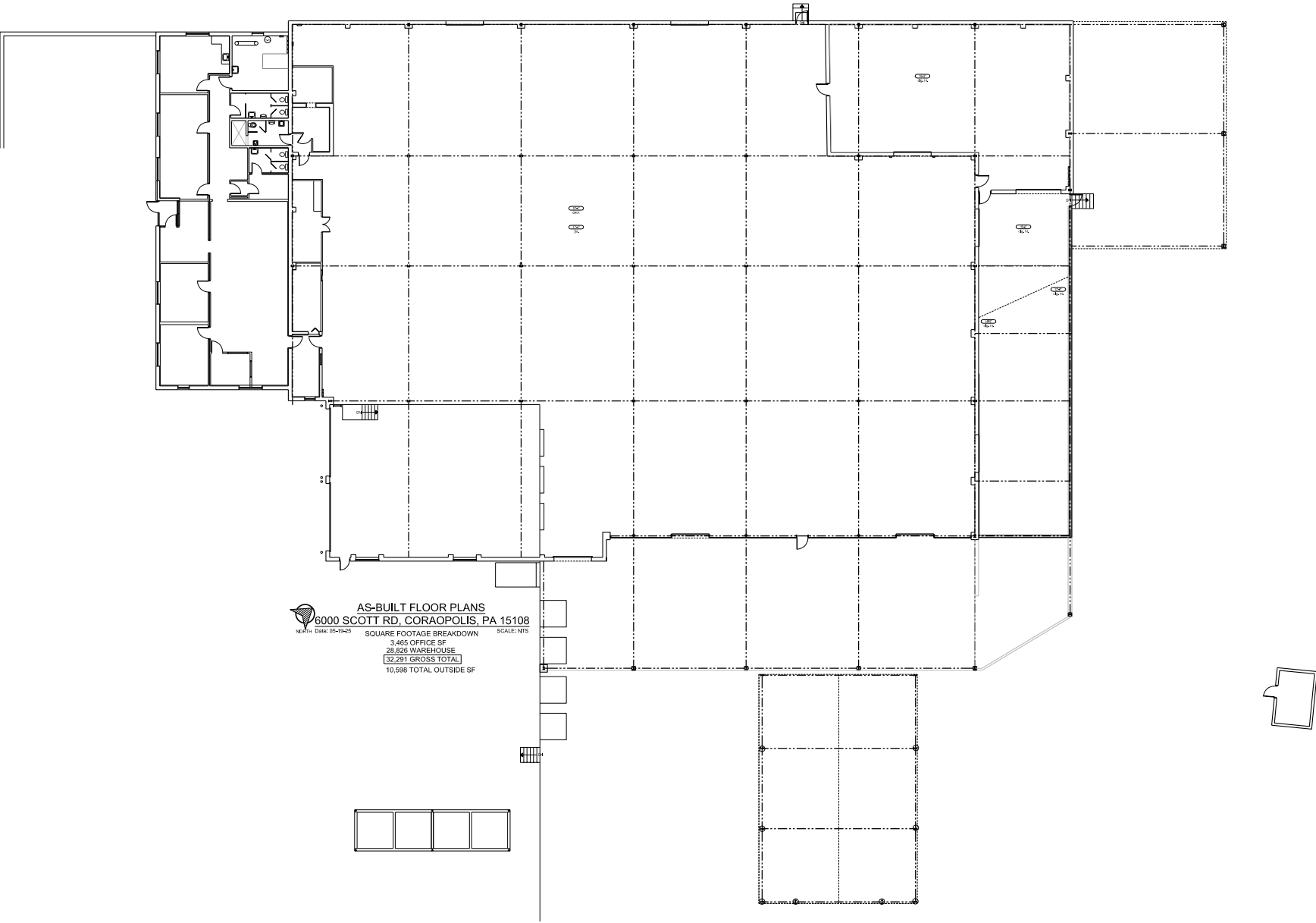
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FLOOR PLAN

31,100 RSF WAREHOUSE



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SITE OUTLINE & YARD AREA

2.957 ACRE SITE WITH YARD/OUTSIDE STORAGE

THE POINTE AT NORTH FAYETTE

376

2.957 ACRE SITE

1.15 acre paved and concrete yard, fully fenced and gated with 0.25 acres of covered outside storage

MONTOUR RUN ROAD

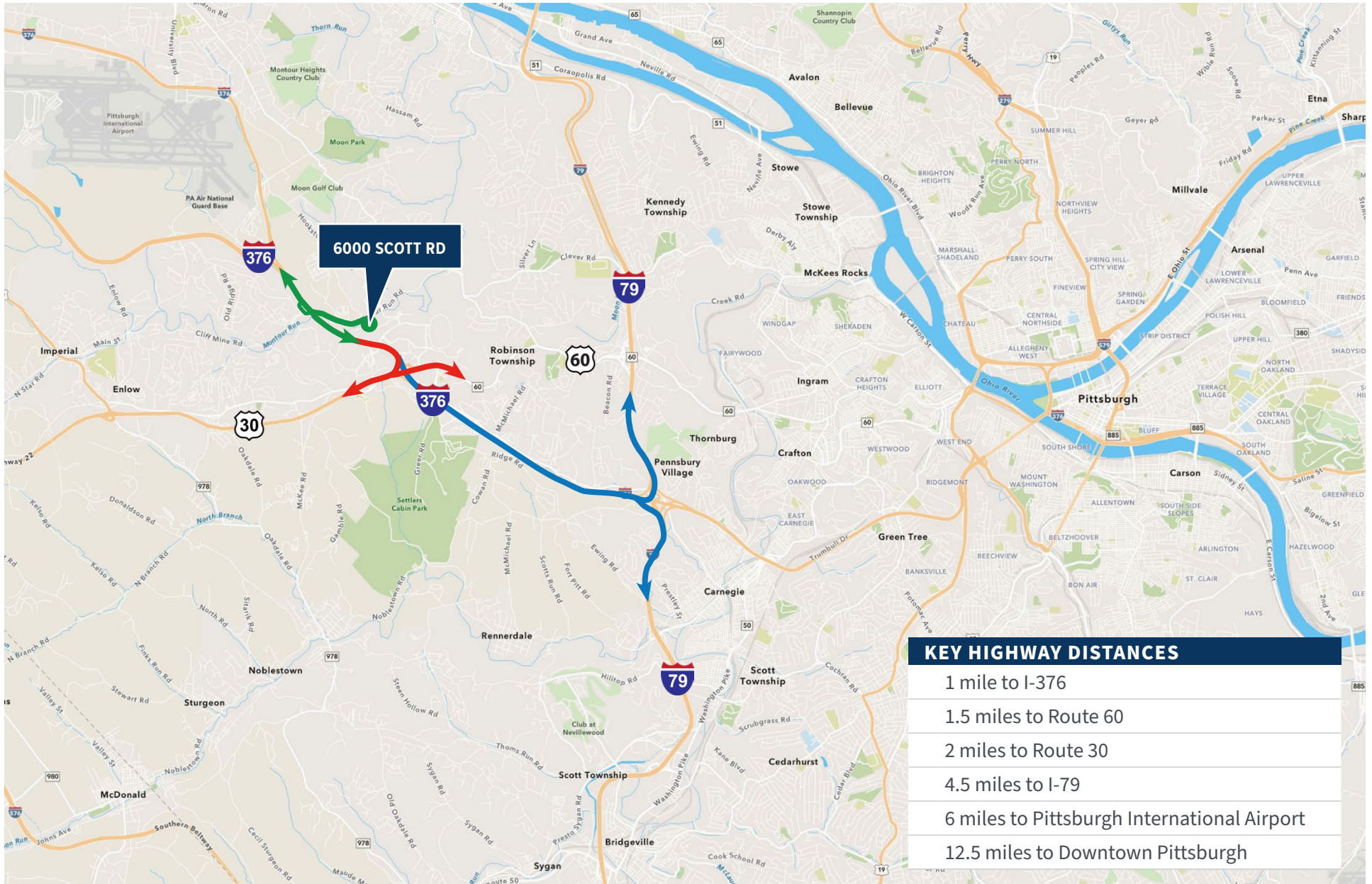
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LOCAL ACCESS MAP

CENTRAL LOCATION WITH EXCELLENT HIGHWAY ACCESS



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INVESTMENT OPPORTUNITY**



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