

FOR LEASE

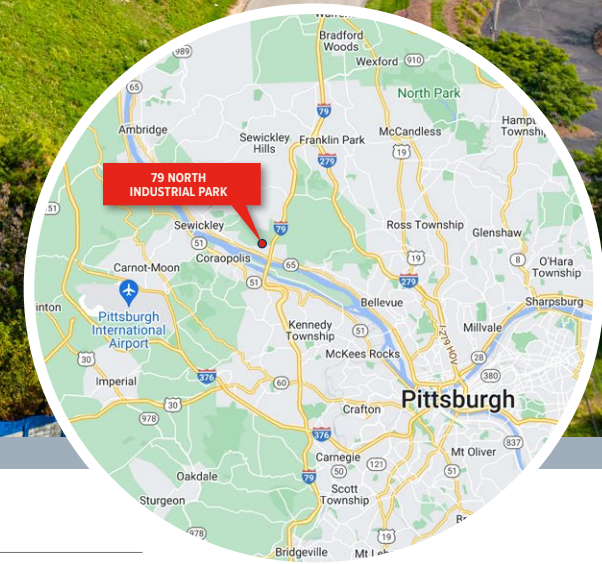
79 NORTH INDUSTRIAL PARK - BLDG 203/205

203/205 OVERLOOK DRIVE | SEWICKLEY (ALEPPO TWP), PA 15143

9,284 SF

MOVE-IN READY, FLEX SPACE

EXCELLENT INFILL LOCATION



-  0.7 Miles
-  1 Mile
-  5.2 Miles
-  8.3 Miles
-  10 Miles
-  12 Miles
-  12.6 Miles

FOR MORE INFORMATION:

RICH GASPERINI
rgasperini@genforrealestate.com
D 412.564.0752 | C 412.651.6888

MATEO VILLA
mvilla@genforrealestate.com
D 412.564.0754 | C 412.715.3454

CONNOR JANGRO
cjangro@genforrealestate.com
D 412.564.0776 | C 412.805.7064



FOR LEASE

79 NORTH INDUSTRIAL PARK - BLDG 203/205

203/205 OVERLOOK DRIVE | SEWICKLEY (ALEPPO TWP), PA 15143

9,284 SF

MOVE-IN READY, FLEX SPACE

EXCELLENT INFILL LOCATION

LIGHT INDUSTRIAL, SHOWROOM, FLEX SPACE

BUILDING SIZE	81,520 SF
AVAILABLE SF	9,284 SF
OFFICE AREA	Approx. 1,500 SF (Private offices, breakroom and restrooms)
FLEX AREA	Approx. 4,600 SF fully conditioned flex/warehouse with drop ceilings
WAREHOUSE AREA	Approx. 3,000 SF
CLEAR HEIGHT	19' in the warehouse
DOCK DOORS	Two (2) dock high doors
COLUMN SPACING	32' x 48'
HVAC	Gas-fired unit heaters in warehouse
LIGHTING	T-5
POWER	400 AMP, 120/208V, 3-Phase
SPRINKLER	Wet System throughout
BUILDING DEPTH	145'
TRUCK COURT	90'
PARKING	80 common surface spaces for Bldg 203/205
AVAILABILITY	Immediate
LOCATION	Aleppo Twp / Allegheny County
HIGHWAY ACCESS	0.7 miles to I-79, 1 mile to Route 65, 5.2 miles to I-279, 8.3 miles to I-376, 10 miles to Downtown Pittsburgh, 12 miles to Pgh International Airport and 12.6 miles to I-76/PA Turnpike

CORPORATE NEIGHBORS

- AMAZON
- LINDE
- SAFELITE
- CHRYSLER
- HONDA
- CULLIGAN
- SOUTHERN GLAZERS
- UNITED GARAGE DOOR



FOR LEASE

79 NORTH INDUSTRIAL PARK - BLDG 203/205

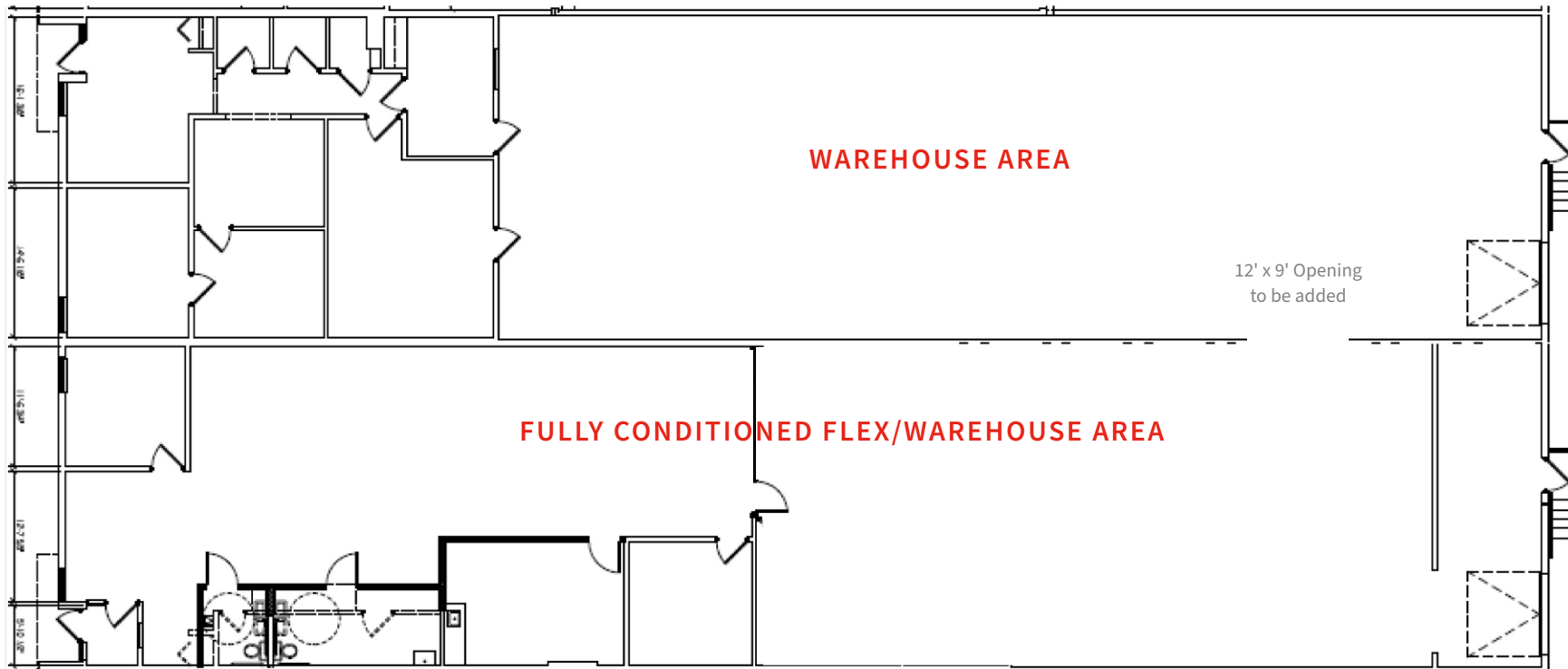
203/205 OVERLOOK DRIVE | SEWICKLEY (ALEPPO TWP), PA 15143

9,284SF

MOVE-IN READY, FLEX SPACE

FLOOR PLAN

AVAILABLE SPACE FLOOR PLAN



OFFICE AREA Approx. 1,500 SF (Private offices, breakroom and restrooms)

FLEX AREA Approx. 4,600 SF fully conditioned flex/warehouse with drop ceilings

WAREHOUSE AREA Approx. 3,000 SF (19' clear, two (2) dock doors)

FOR LEASE

79 NORTH INDUSTRIAL PARK

203/205 OVERLOOK DR | SEWICKLEY (ALEPPO TWP), PA 15143

DOWNTOWN
PITTSBURGH



9,284 SF AVAILABLE

Please contact the leasing team for more information:

RICH GASPERINI
rgasperini@genforrealestate.com
D 412.564.0752 | C 412.651.6888

MATEO VILLA
mvilla@genforrealestate.com
D 412.564.0754 | C 412.715.3454

CONNOR JANGRO
cjangro@genforrealestate.com
D 412.564.0776 | C 412.805.7064

All information contained herein has been obtained from sources deemed reliable and Genfor, LLC does not doubt its accuracy; however, Genfor, LLC makes no guarantee, representation or warranty of any kind or nature, either express or limited, with respect to the accuracy or completeness of all or any portion of the information contained herein. Terms of availability of this property are subject to change and this property may be withdrawn without notice.

GENFOR
REAL ESTATE

GENFOR REAL ESTATE
One Altoona Place, Suite 2A
Pittsburgh, PA 15228
Office: 412.564.0750
www.genforrealestate.com



Endurance Real Estate Group, LLC (www.endurance-re.com), formed in 2002, is a Radnor, Pennsylvania-based real estate owner/developer focused on income and value add industrial opportunities located in the Mid-Atlantic region. Since its formation, the company has acquired and developed over \$1.3 billion of assets totaling over 20.6 million SF and sold over 10.8 million SF with a combined value of \$865 million. Endurance currently owns and operates a portfolio totaling over 6 million square feet consisting of 59 buildings. Existing space includes 5.3 million square feet of industrial and 750,000 square feet of flex/office space. Endurance is currently developing over 1.5 million SF of distribution buildings across several projects in varying building sizes from 60,000 SF up to 1,000,000 SF. To learn more visit www.endurance-re.com.