

100 Front Street Facility: Executive Summary

PREMIUM INDUSTRIAL SPACE WITH PROFESSIONAL OFFICE WING

Facility Overview: 100 Front Street is a premier industrial facility offering **61,130 sq. ft.** of immediate, high-utility space. Robust manufacturing capabilities and corporate-grade office amenities combined with a competitive lease rate of **\$8.00/SF NNN**, positioning this property as an outstanding value in the market.

Facility Breakdown & Key Features: 100 Front Street offers **61,130 sq. ft.** of industrial space currently available for lease, divided into three main sections.

- **Brick Portion:** 17,524 sq. ft. split into full-width, transition, and back zones, tailored for manufacturing and technical purposes, with 32 ft. height. Robust **23,000V/1200A** power serves the brick portion, supporting demanding operations.
- **Rod Shed (High-Bay):** 43,602 sq. ft. with a 32-foot clear height and 40-foot column spacing, making it well suited for heavy industrial use, warehousing, and logistics. Includes **440V** power and a planned truck-in drive for efficient large-vehicle access.
- **Industrial Treatment Room:** 3,150 sq. ft. for specialized processes or secure storage.
- **Certified Crane Inventory:** 12 certified cranes (2 overhead, 10 hand cranes) provide turnkey heavy lifting solutions, with the 2 overhead cranes located in the brick portion of the warehouse.
- **Infrastructure:** Significant power and lifting capacity minimize startup costs and maximize productivity, with active wiring for immediate industrial use.
- **Ready for Immediate Occupancy:** The complex is fully operational and designed for heavy industrial users seeking speed to market.



Lori Kashellack
Cell: 412-969-3584
Office: 412-521-5500
lorikashellack@TPRSold.com
<https://lorikashellack.thepreferedrealty.com/>

BERKSHIRE
HATHAWAY | The Preferred
HomeServices Realty

Disclaimer: All square footage, tax, and assessment figures are approximate and deemed reliable; however, tenants should verify all details independently.

Office & Professional Wing: Six climate-controlled offices (including two mahogany executive suites and a four-office operations hub) support both client-facing and administrative needs. These add about 1,200 SF of premium rentable space, with executive mahogany paneling and independent AC systems for a headquarters-grade environment.

Available Leasable Space Breakdown

Area	Approximate Square Footage
Brick Area (Front & Transition)	Approx. 6,163 sq. ft.
Brick Area (Rear Portion – 60%)	Approx. 8,211 sq. ft.
Industrial Treatment Room Currently not in use for chemical processing	Approx. 3,150 sq. ft.
Rod Shed	Approx. 43,602 sq. ft.
Total Available Space	61,126 sq. ft.

Market Value: The ~**61,130 sq. ft.** plug-and-play facility offers immediate occupancy and significant capacity, particularly highlighted by the expansive Rod Shed. Additional space may be available in the future, pending owner review and overall site availability. Offered at a lease rate of **\$8.00/SF NNN**, 100 Front Street is positioned as a strong competitor among properties that lack its combination of high-clearance areas, operational power, crane inventory, and professional office suites.

Conclusion: **100 Front Street** delivers a comprehensive blend of technical assets, operational flexibility, and professional office amenities. Prospective tenants benefit from immediate usability, customizable loading options, and corporate-grade workspace, all within a scalable footprint. Its infrastructure and features deliver a clear value proposition for tenants and brokers seeking turnkey solutions in a competitive market. For more information or to schedule a tour, contact the listing agent.



Lori Kashellack
 Cell: 412-969-3584
 Office: 412-521-5500
 lori.kashellack@TPRSold.com
<https://lorikashellack.thepreferedrealty.com/>

**BERKSHIRE
HATHAWAY**
HomeServices

The Preferred
Realty

Disclaimer: All square footage, tax, and assessment figures are approximate and deemed reliable; however, tenants should verify all details independently.

Summary of the Offering:

Feature	Detail
Total Available Space	Approximately 61,130 sq. ft. of immediate, high-utility industrial space.
Lease Rate	\$8.00/SF NNN , offered on a triple-net basis.
Industrial Highlights	The facility includes a 3,150 sq. ft. industrial treatment room, a 17,524 sq. ft. brick portion with a 32-foot clear height , and a 43,602 sq. ft. Rod Shed, also featuring a 32-foot clear height .
Crane Capacity	12 certified cranes in total, including 2 overhead cranes in the brick portion of the warehouse and 10 hand cranes.
Power Infrastructure	Robust 23,000V/1200A power serves the brick portion, while 440V power serves the rod shed, supporting immediate industrial operations.
Office Wing	Approximately 1,200 sq. ft. of premium office space, including two mahogany executive suites and a four-office operations hub.
Climate Control	All six offices have independent climate control.
Access & Functionality	Features 40-foot column spacing and a planned truck-in drive to support large-vehicle access and efficient operations. The property also includes an active rail spur line alongside the site and 1,125 linear feet of continuous street and rail frontage for seamless, high-volume shipping and receiving.



Lori Kashellack
 Cell: 412-969-3584
 Office: 412-521-5500
 lorikashellack@TPRSold.com
<https://lorikashellack.thepreferredrealty.com/>

**BERKSHIRE
 HATHAWAY** | The Preferred
 HomeServices Realty

Disclaimer: All square footage, tax, and assessment figures are approximate and deemed reliable; however, tenants should verify all details independently.