

WAREHOUSE/OFFICE SPACE

IMMEDIATE OCCUPANCY



SGRAFTIS BLDG LLC

IDEAL LOCATION

with EASY ACCESS TO I-79 & PARKWAY WEST 1-376

**500 N. BELL AVE.
CARNEGIE, PA 15106**





40,630 SQ. FT. WAREHOUSE

Warehouse Area 40,630 Sq. Ft.

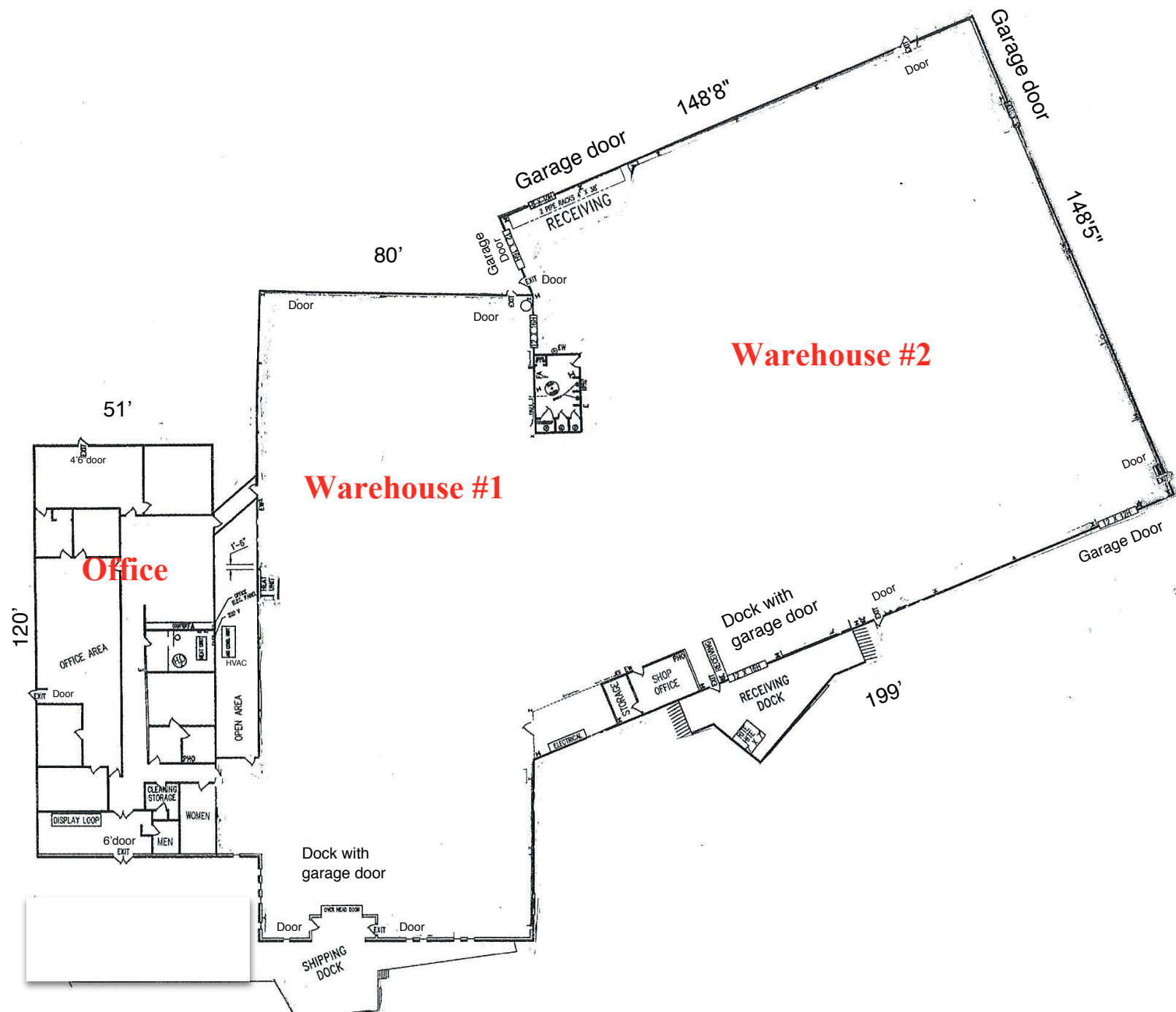
Ceiling Heights 14' & 24'

2 Docks with levelers

4 Drive-in doors

Zoning Light - Manufacturing

Metal Steel Exterior



Warehouse #1

Warehouse #2

Warehouse #1

15,435 Sq. Ft.

Ceiling Height: 14' clear

Dock w/12' x 9' garage door

4 Man doors

6" floor load

20' & 40' column line

1- One-ton crane

Sprinklered

Warehouse #2

25,195 Sq. Ft.

Ceiling Height: 24' Clear

Dock w/12' 16' garage door

4 Man doors

6" Floor load

23' & 25' Column line

2- One-ton cranes

Metal steel exterior

In addition to Warehouse
6,120 sq. ft. OFFICE SPACE



Interior Office Photos

Office Space

Interior Drywall with Paint
Carpet and Ceramic floors
Acoustical Ceiling Tile
Men's and Women's Bathrooms
Sprinklered
Exterior One-story brick HVAC

Free Parking surrounding the building

Office Area: 6,120 Sq. Ft.

