



For Sublease

± 7,950 SF
crane-served

Ambridge Regional Center | 2301 Duss Avenue | Ambridge, PA 15003

jll.com

Greg Hopkins
Senior Vice President
greg.hopkins@jll.com
412.770.5295

Rick O'Brien, SIOR
Managing Director
rick.obrien@jll.com
412.208.1403

Alec Staiger
Associate
alec.staiger@jll.com
412.977.4184

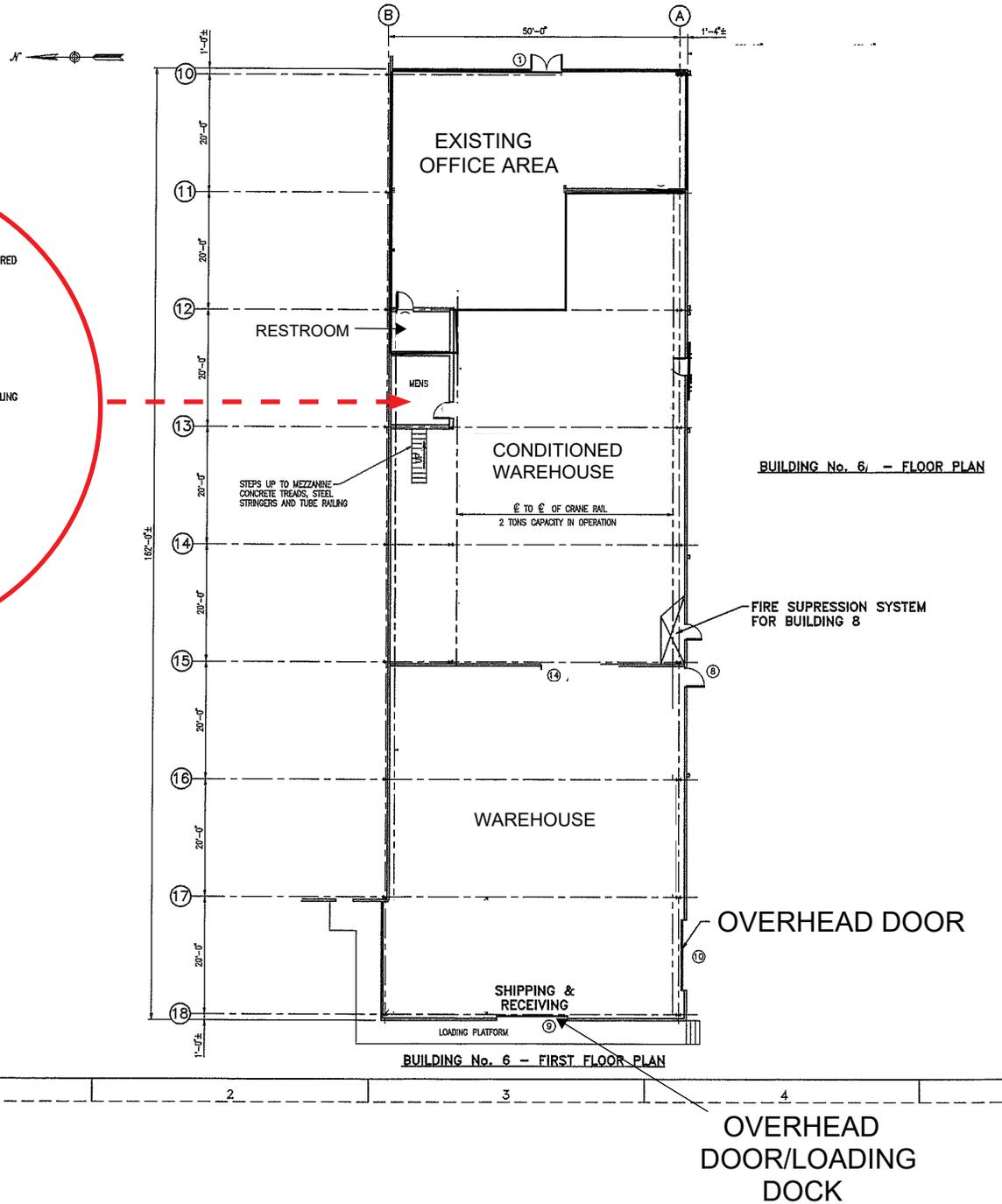
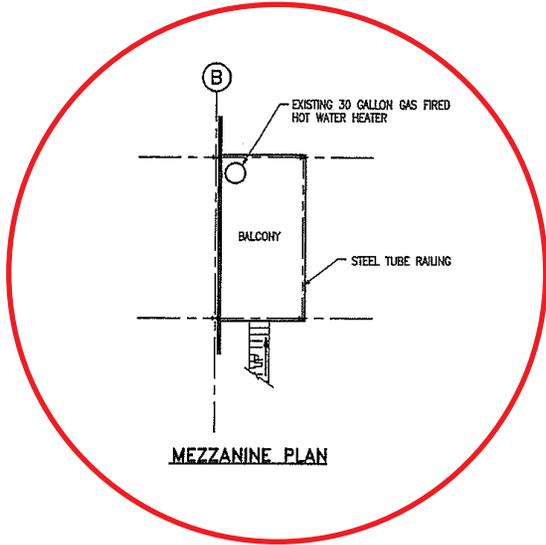
 **JLL** SEE A BRIGHTER WAY

SITE

*Property boundaries are approximate



FLOORPLAN



BUILDING No. 6/ - FLOOR PLAN

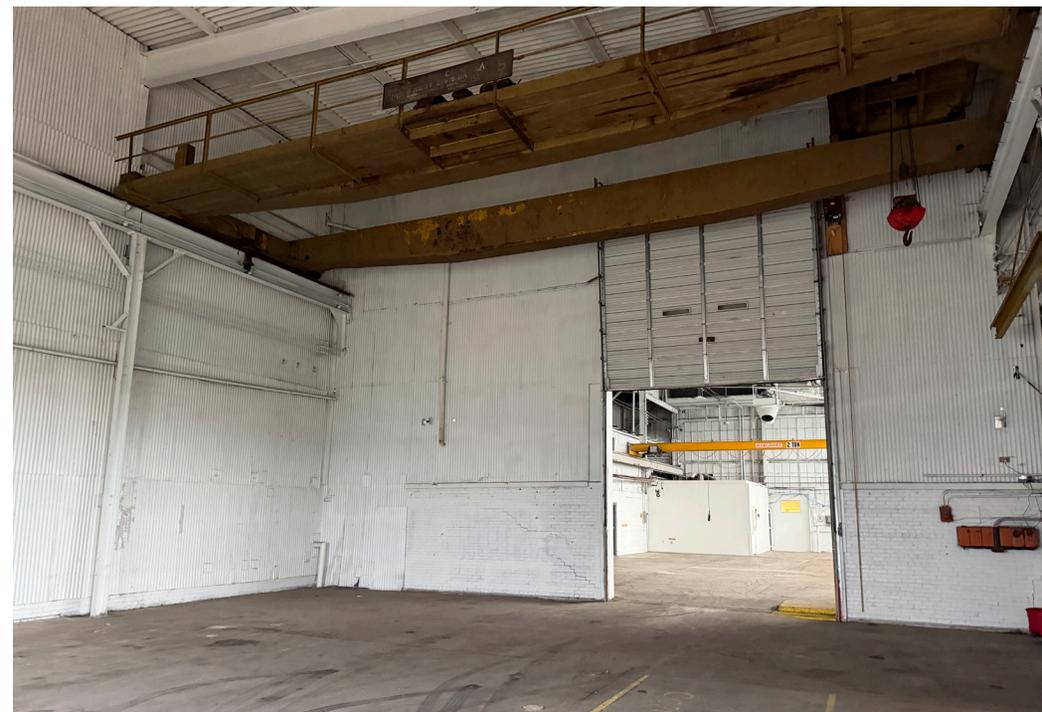
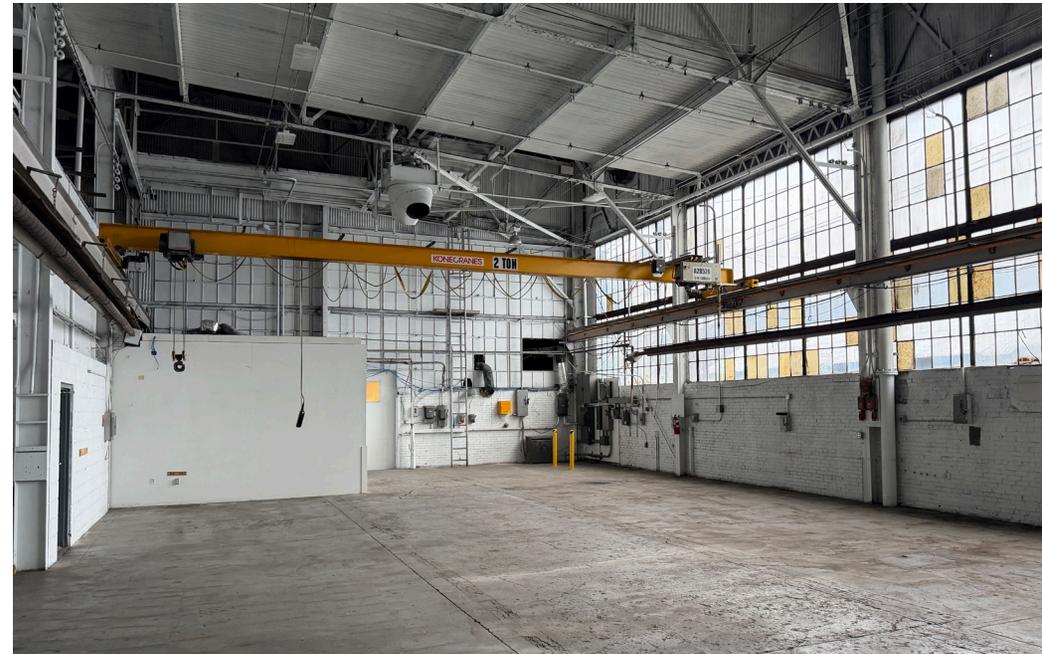
BUILDING No. 6 - FIRST FLOOR PLAN

PROPERTY INFORMATION

Building Size	+/- 7,950 SF, Building 6
Site Size	65 Acre Industrial Park
Parking	On site
Zoning	I-Industrial
Location	Ambridge, Beaver County
Tax ID	64-194-0219.000

BUILDING SPECS

Available Space	+/- 7,950 SF
Office Space	+/- 1,790 SF
Cranes	2T with 39' span
Clear Height	23' - 32'
Drive in Doors	1 (14' x 15'6" high)
Dock Doors	1 (12' x 13'9" high)
Electrical	3 Phase; 480V; 400AMP
HVAC	Office area fully conditioned, radiant tube heating in warehouse
Timing	Immediately available
Additional Features	- Seperate shop restrooms and small mezzanine shop office



PHOTOS



KEY DISTANCES

12.4 miles (23 min) to I-376

13.5 miles (23 min) to PIT Airport

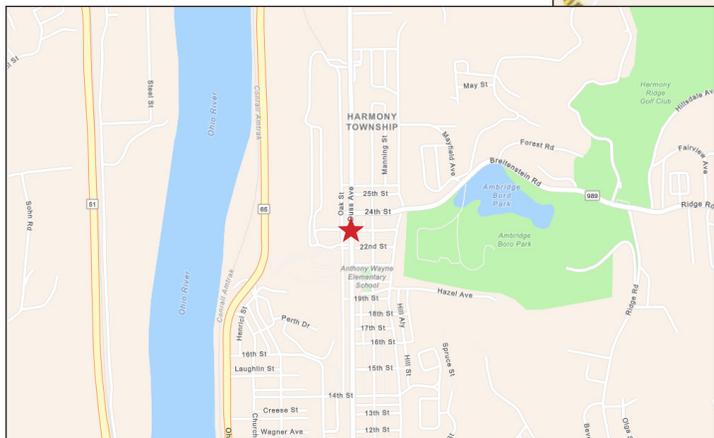
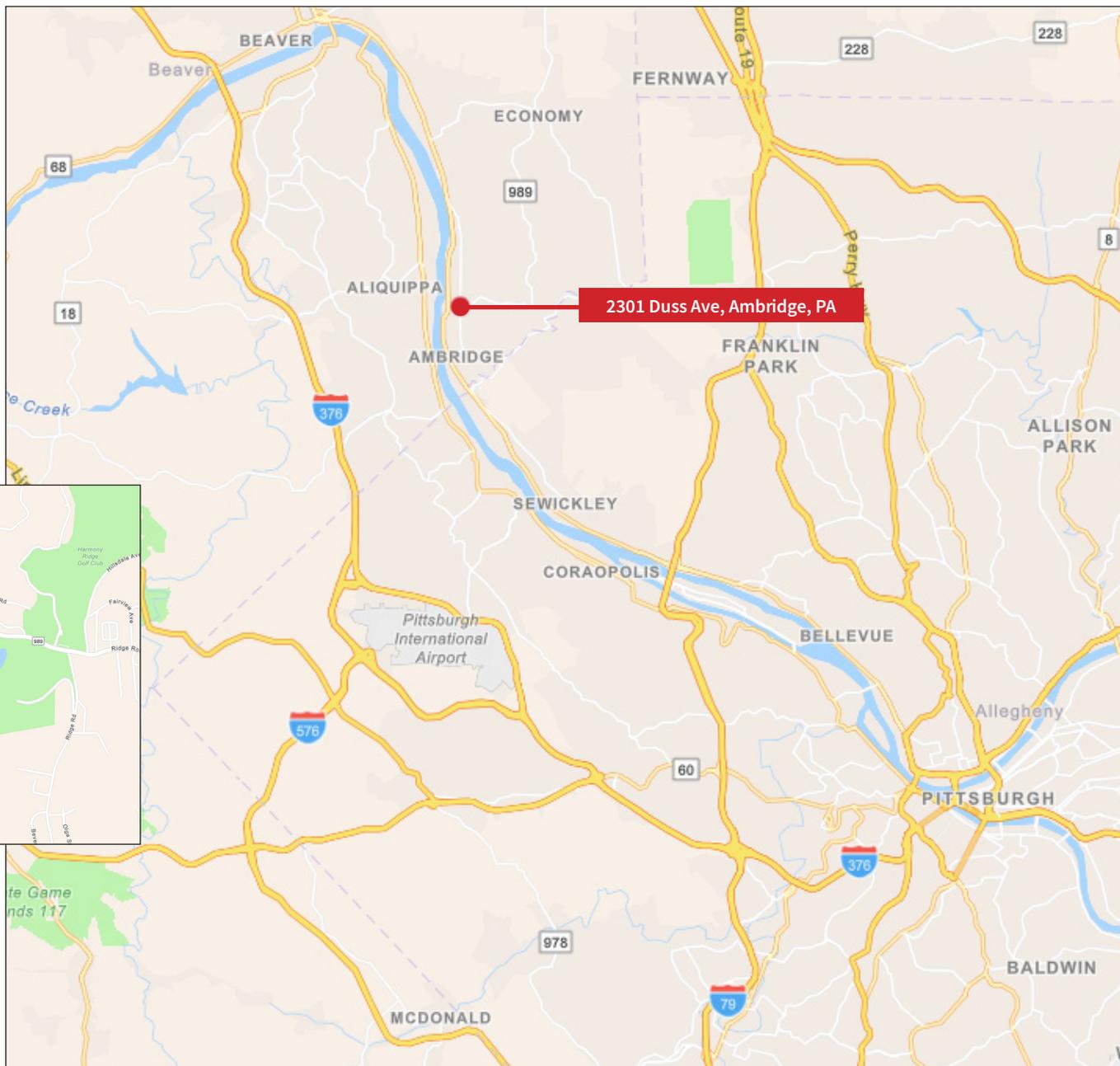
11.6 miles (22 min) to I-79

19.7 miles (36 min) to Pittsburgh, PA

56.1 miles (65 min) to I-70

13.1 miles (26 min) to Cranberry, PA

1.9 miles (6 min) to RT 65





DISCLAIMER: Although information has been obtained from sources deemed reliable, Owner, Jones Lang LaSalle, and/or their representatives, brokers or agents make no guarantees as to the accuracy of the information contained herein, and offer the Property without express or implied warranties of any kind. The Property may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2025. Jones Lang LaSalle. All rights reserved.

[jll.com](https://www.jll.com)

Contacts

Greg Hopkins
Senior Vice President
greg.hopkins@jll.com
412.770.5295

Rick O'Brien, SIOR
Managing Director
rick.obrien@jll.com
412.208.1403

Alec Staiger
Associate
alec.staiger@jll.com
412.977.4184

 **JLL** SEE A BRIGHTER WAY