

For Lease

201 3rd Ave, Coraopolis, PA 15108



Chase Schemm

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201 3rd Ave

6,500 per Month

Located in the heart of Coraopolis, PA, this exceptional industrial property offers a unique blend of functionality and versatility. The facility boasts a total of 6,902 SF of high-bay warehouse space, perfect for manufacturing, storage, or distribution needs. This expansive area is complemented by 2,030 SF of well-appointed office space, providing a comfortable and productive environment for administrative staff.

A significant advantage of this property is the generous 7,500 SF of secure outdoor space. This fenced-in yard is ideal for vehicle parking, equipment storage, or outdoor staging, offering a level of flexibility rarely found in the market. The property's strategic location provides convenient access to major highways, including I-79 and Route 65, ensuring easy transportation to Pittsburgh and beyond.

This property is a prime opportunity for businesses seeking a comprehensive industrial solution with ample...

For more information visit:

<https://www.loopnet.com/Listing/201-3rd-Ave-Coraopolis-PA/37068395/>



Rental Rate:	6,500 / Month
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Property Type:	Industrial
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Property Subtype:	Service
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Rentable Building Area:	8,932 SF
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Year Built:	1960
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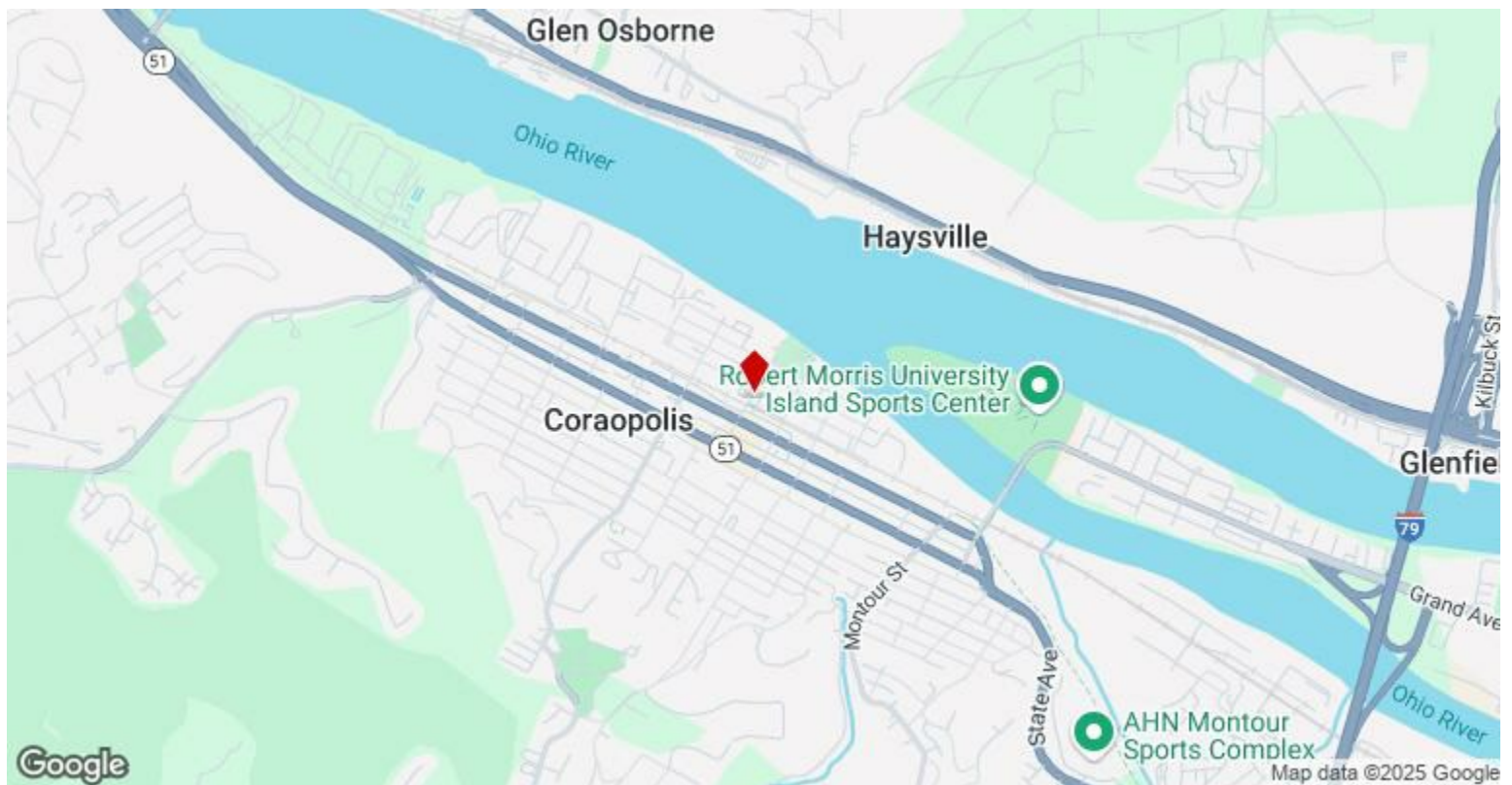
1st Floor

Space Available	8,932 SF
Rental Rate	\$6,500/ Mo.
Date Available	August 01, 2025
Service Type	Triple Net (NNN)
Office Size	2,030 SF
Space Type	AVAIL
Space Use	Industrial
Lease Term	3 Years

6,902 SF of Warehouse2,030 SF of Office7,500 SF of
Outdoor Space2 Drive-In Doors3 Phase Electric4 Minutes
from I-79

Major Tenant Information

Tenant	SF Occupied	Lease Expired
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Property Description: Versatile Warehouse/Office Space in Downtown Coraopolis

This 8,932 sq ft flex industrial property at 201 3rd Avenue in Coraopolis, PA, presents a rare opportunity for a contracting company to establish a highly functional and centrally located headquarters. This space offers the ideal combination of heavy-duty garage and warehouse space with a full office area, perfectly tailored for managing a fleet of vehicles and personnel.

The Space: The property features an expansive garage area with a clear ceiling height of 15 feet and two drive-in doors, making it suitable for storing and servicing large equipment and company vehicles. The space also includes a full office area that overlooks the garage, allowing for seamless management and oversight of daily operations. With its flexible layout, the property can be adapted to various needs, from a simple service bay and storage to light manufacturing and administrative offices. Additional features include a fenced lot for secure equipment storage, floor drains, and a mezzanine.

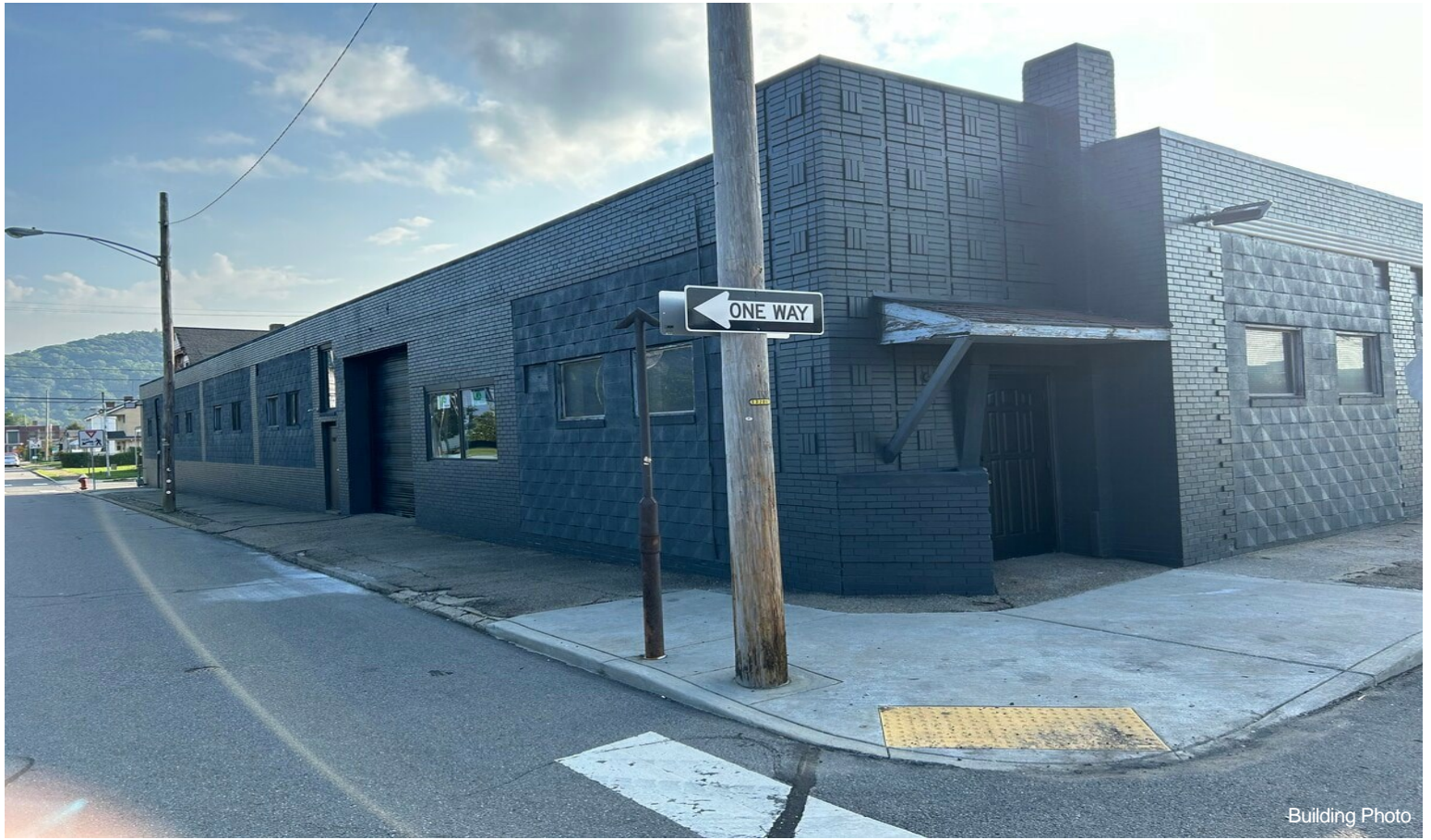
Unbeatable Location and Convenience: Location is this property's greatest asset, providing a strategic advantage for any business that relies on rapid access to the greater Pittsburgh area.

Major Interstate Access: The location provides quick access to key regional highways. It is just **one mile from Interstate 79 (I-79)** and offers convenient connections to **Interstate 376 (I-376)**. These major interstates are the lifeblood of the region, allowing your crews to reach job sites across Western Pennsylvania with efficiency.

Proximity to Pittsburgh: The property is approximately **10 miles from Downtown Pittsburgh**, making it an easy commute for employees and providing quick access to the city's commercial core.

Pittsburgh International Airport: For businesses with travel needs, the property is a mere **3 miles from the Pittsburgh International Airport**.

Property Photos



Building Photo



Gated Lot

Property Photos



Property Photos



Interior Photo



Interior

Property Photos



Property Photos



Property Photos



Interior

