

601 STEEL STREET

ALIQUIPPA, PA 15001



FOR SALE
OR LEASE

12,750 SF
HEAVY INDUSTRIAL BUILDING

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FOR SALE OR LEASE | 12,750 SF HEAVY INDUSTRIAL BUILDING | 6.2 ACRES

OVERVIEW

PA Act 2 Brownfield Special Industrial Area designation | Pennsylvania Enterprise Zone | US Foreign Trade Zone status

PROPERTY DETAILS

Building Size	12,750 SF (90' x 125') <ul style="list-style-type: none">10,750± SF warehouse2,000± SF office
Lot Size/Parcel	6.2 acres of flat, slag covered land Parcel ID: 08-005-0101.021
Municipality	City of Aliquippa, Beaver County
Zoning	Heavy Industrial (former flatbed truck terminal and repair shop)
Lease Rate	\$9.25/SF, NNN

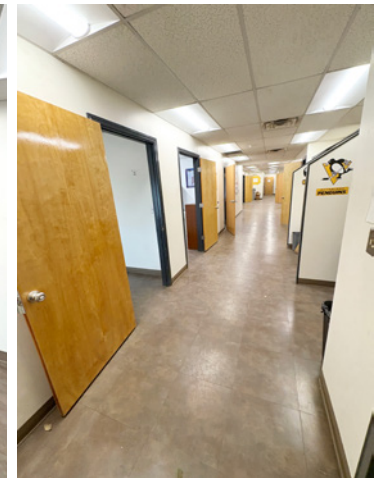
Construction	Block and metal construction, built in 2000
Ceiling Height	21' clear height; 20' wall height
Column Spacing	Clear span
Floor Thickness	6" reinforced concrete foundation
Garage Doors/ Drive-Ins	<ul style="list-style-type: none">(6) 14' x 16' oversized garage doors(2) Drive-thru bays(2) Drive-in bays (25' wide)
Power	277a/480v, 3-phase, 225a/120/208v
Heating	Natural gas radiant heating in warehouse
1st Floor Office	1,000± SF, includes: <ul style="list-style-type: none">(3) private officesParts roomParts storageParts officeBreak room
2nd Floor Office	1,000± SF, includes: <ul style="list-style-type: none">(8) private offices with HVAC
Car Parking	48 car parking spaces
Additional Features	<ul style="list-style-type: none">Warehouse mezzanine: 500± SFAll public utilities
Location	Located across the Ohio River from Ambridge, PA, 1 mile from PA-51/Constitution Blvd; 4.5 miles from I-376



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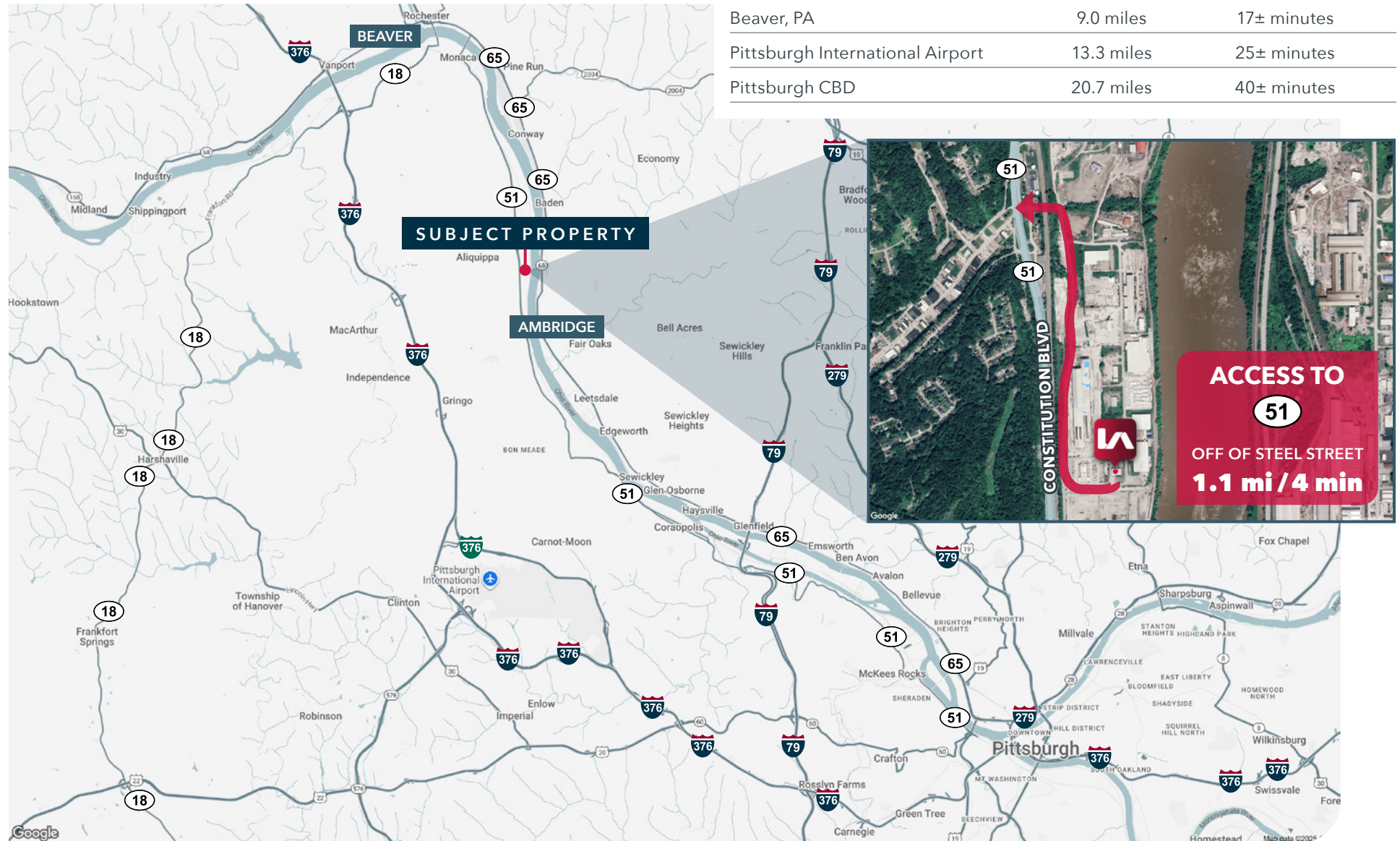


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LOCATION



KEY DISTANCES

PA-51	1.1 miles	4± minutes
I-376	4.5 miles	13± minutes
Beaver, PA	9.0 miles	17± minutes
Pittsburgh International Airport	13.3 miles	25± minutes
Pittsburgh CBD	20.7 miles	40± minutes

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