

FOR LEASE

2250 ROSWELL DRIVE

PITTSBURGH, PA 15205

257,991 SF | PREMIER BULK DISTRIBUTION & WAREHOUSE FACILITY



FOR MORE INFORMATION:

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OVERVIEW

PROPERTY HIGHLIGHTS



Former HQ office space in excellent condition



Located 2.2 miles from the I-79 and I-376 interchange



15 dock doors with additional interior loading that can support 25 dock positions



5± miles to Downtown Pittsburgh (multiple routes)



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PROPERTY SPECS

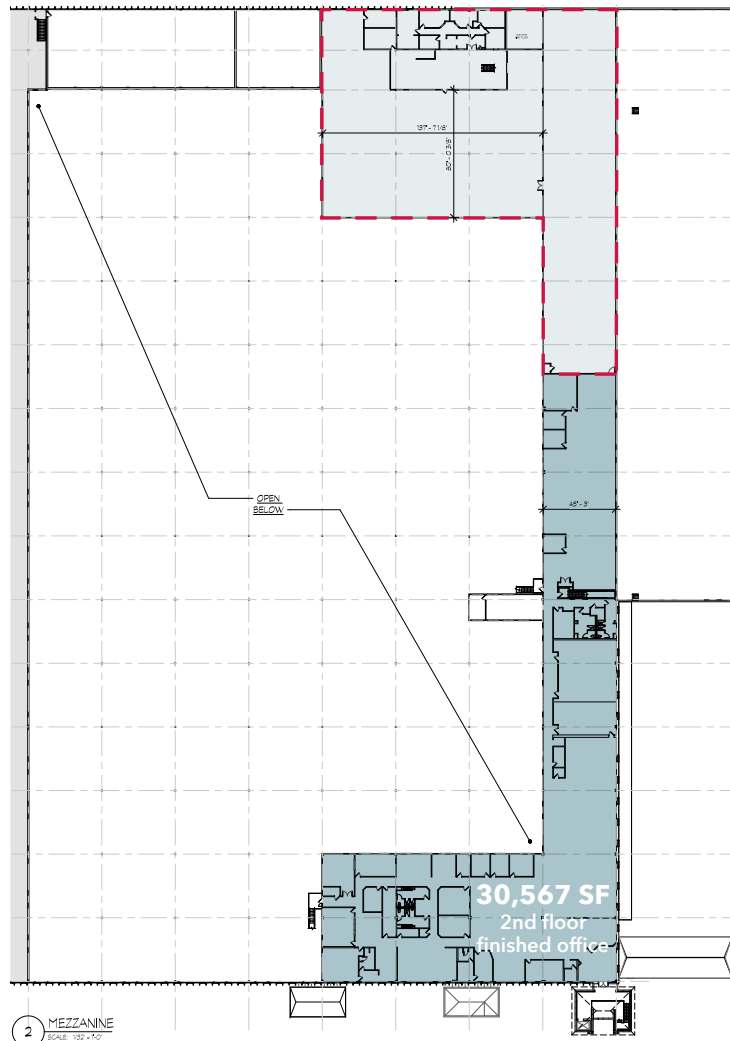
Available SF	Warehouse:	215,670 SF
	1st Floor Office:	11,754 SF
	2nd Floor Finished Office:	30,567 SF
	Total:	257,991 SF
Building Size	584,441 SF (612.5' x 390')	
Column Spacing	40' x 46'	
Clear Height	22' in warehouse	
Dock Positions	15 dock high doors with 8' x 8' openings – Edge of dock levelers, bumpers and seals	
Drive-In Doors	3 drive-in doors (12' x 14.5')	
Interior Loading	26,054 SF of covered loading area with 25 loading positions for box trucks and 30' trailers	
Truck Court Depth	Approximately 115'	
Fire Safety	Fully sprinklered; wet system	
Warehouse HVAC	Gas-fired radiant heat; cambridge units	
Lighting	T8	
Power	1600 Amp, 277/480V 3-phase service Generator switch gear in place for 1600 Amp	
Elevator	One passenger elevator servicing office mezzanine	
Car Parking	133 car parking spaces	
Rail	Rail spur possible through Pittsburgh/ Ohio Central Railroad	



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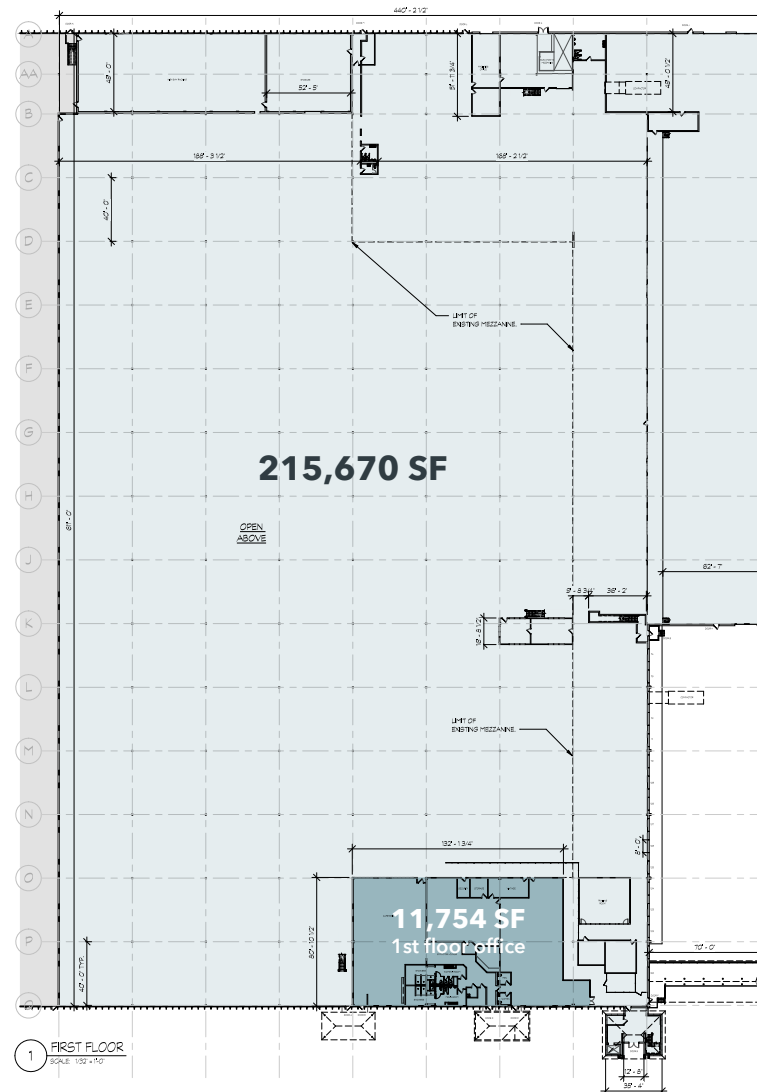
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Mezzanine Level



--- Unfinished mezzanine

First Floor



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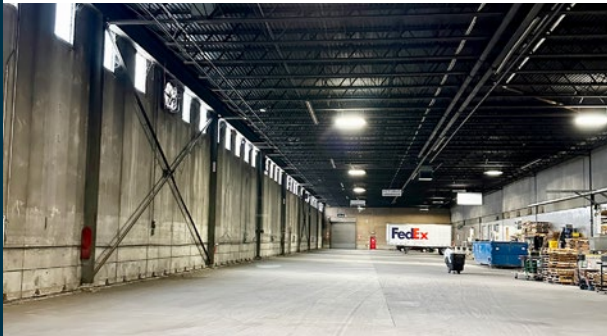
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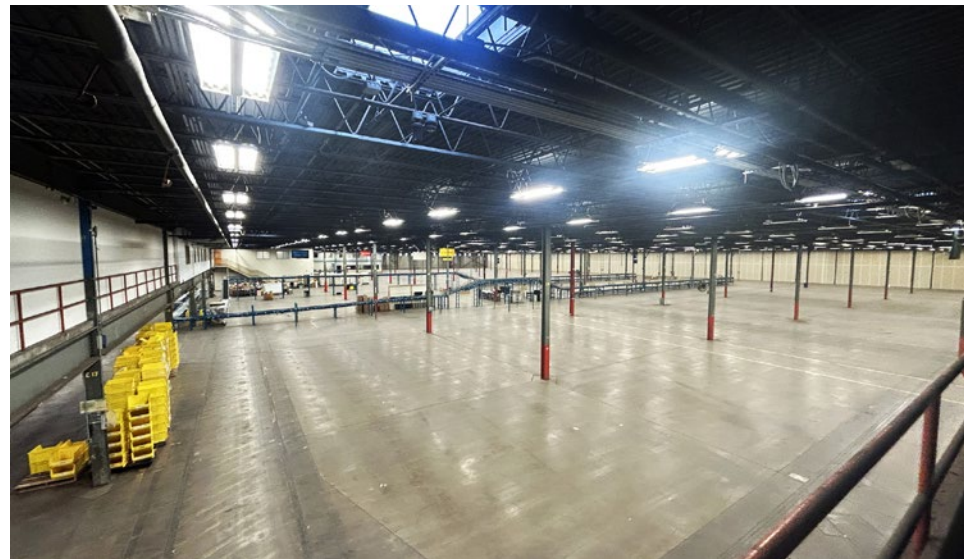
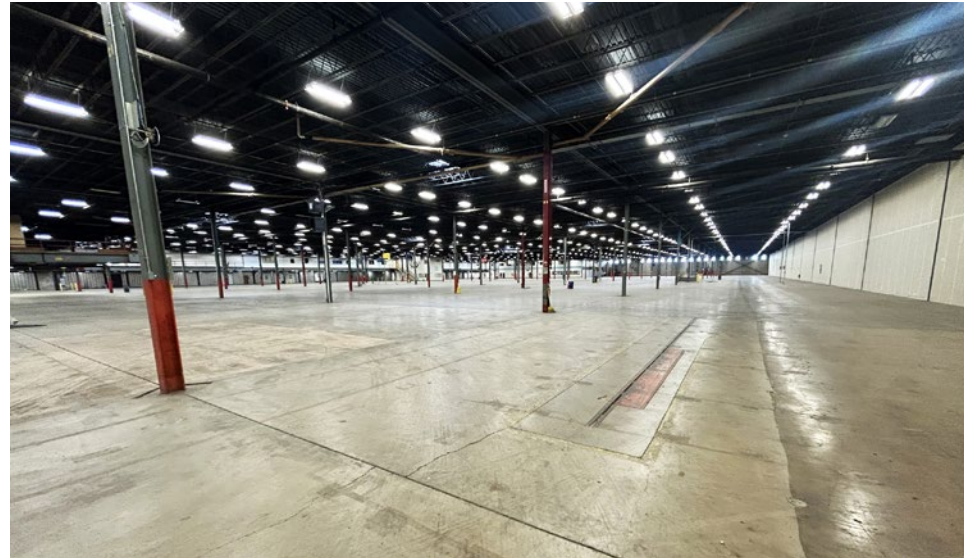
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LOADING AREAS



25 INTERIOR LOADING POSITIONS | 26,054 SF



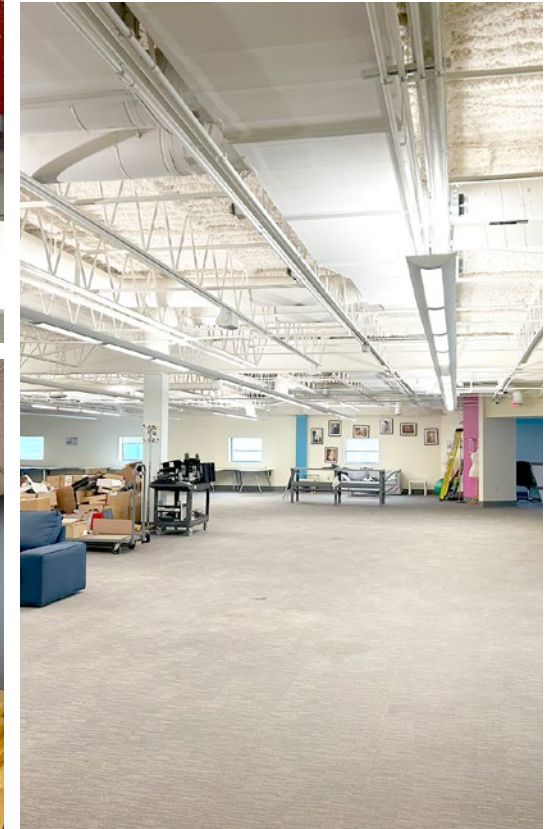
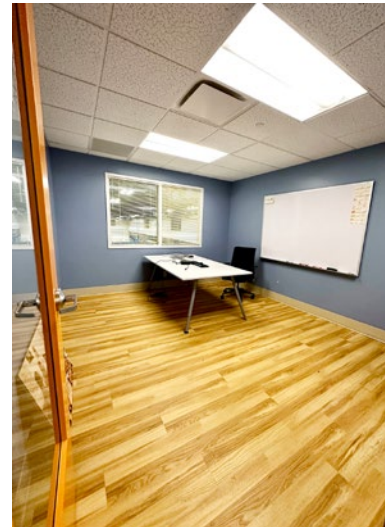
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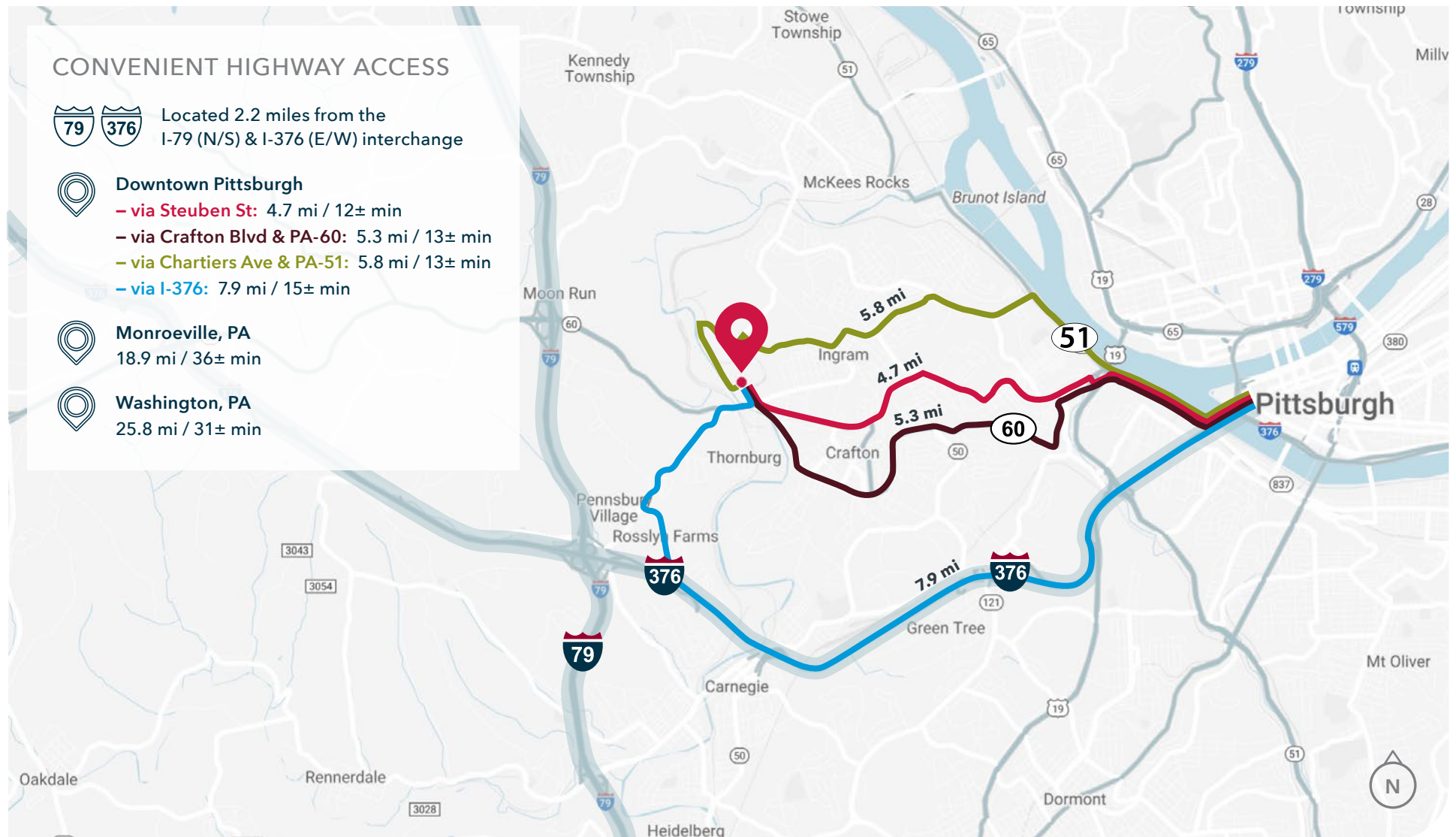
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LOCATION



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