

FOR LEASE

1572 ROSEYTOWN ROAD

HEMPFIELD TOWNSHIP | GREENSBURG, PA 15601

37,552 SF FREESTANDING
LIGHT INDUSTRIAL BUILDING



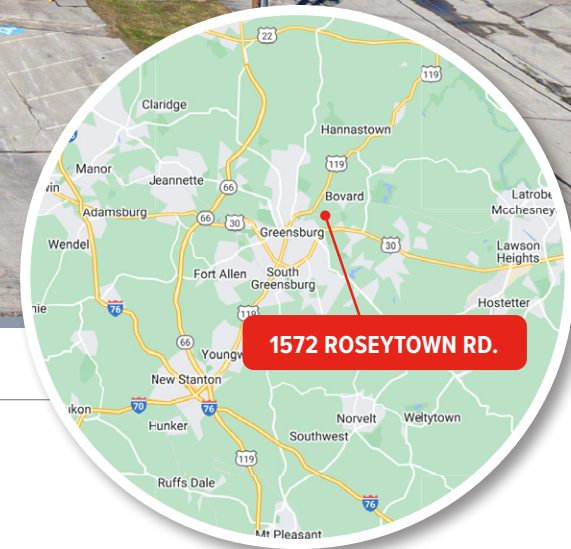
0.75 miles



2.5 miles



5.3 miles



FOR MORE INFORMATION:

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GENFOR
REAL ESTATE

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BUILDING SPECS

37,552 SF LIGHT INDUSTRIAL BUILDING

FREESTANDING LIGHT INDUSTRIAL BUILDING

BUILDING SIZE	37,552 SF
OFFICE	4,000 SF of finished office space, comprised of private offices, large open training rooms, restrooms and a breakroom
LAND AREA	5.00 Acres total
EXISTING YARD AREA	Approximately 1.5 acre of paved parking / outdoor storage space around the building
CLEAR HEIGHT	20' Clear under beam
COLUMN SPACING	Approximately 25' x 25'
LOADING	Five (5) dock doors One (1) drive-in door (to be added)
ELECTRICAL	1,000 Amps, 208v, 3-phase electrical service
WAREHOUSE LIGHTING	LED Lighting
HVAC	Building is fully air conditioned
ZONING	Highway Industrial – Hempfield Township
RAIL ACCESS	Available directly to the building (Norfolk Southern)



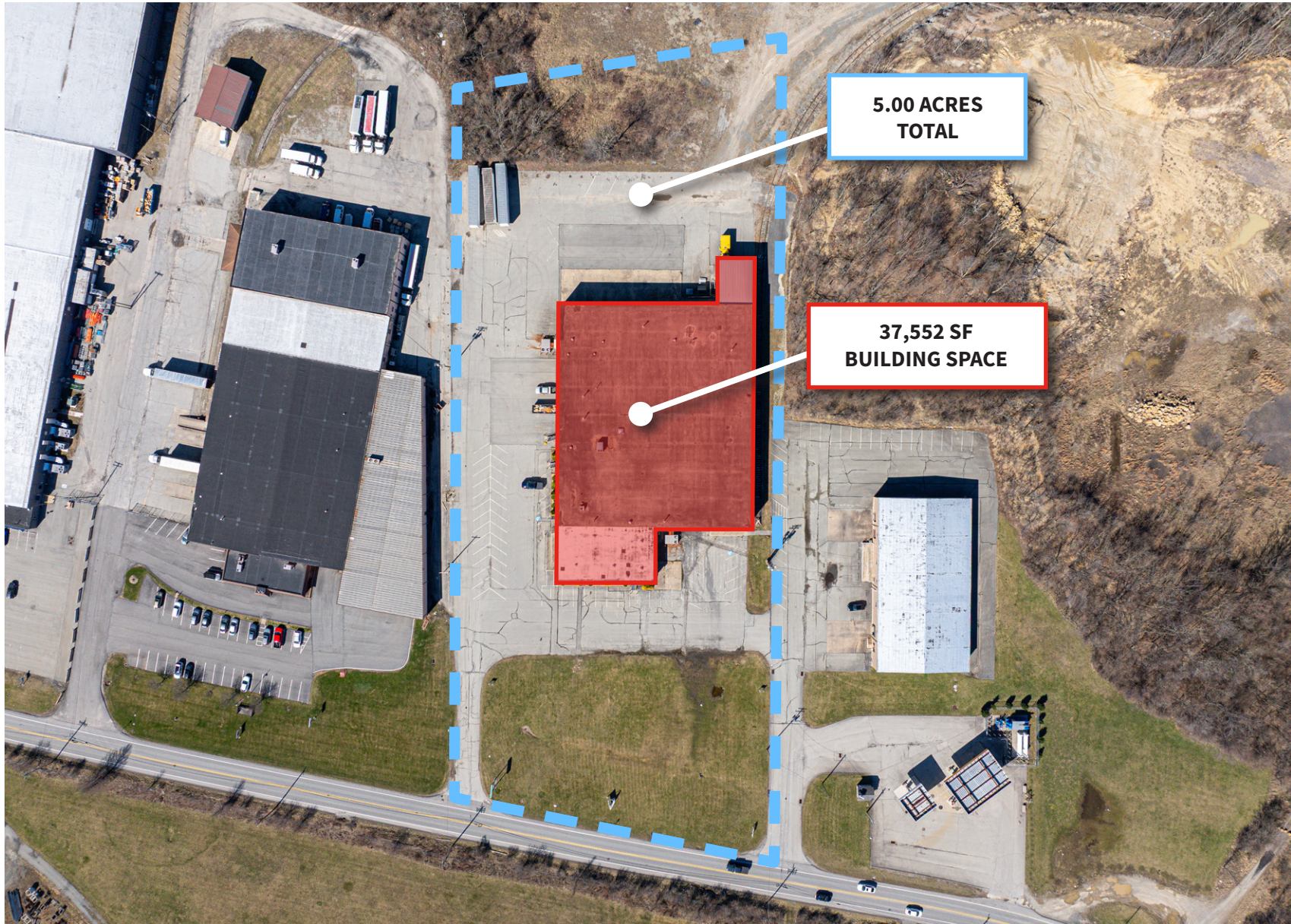
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AVAILABLE SPACE

37,552 SF FREESTANDING BUILDING



FOR LEASE

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37,552 SF FREESTANDING
LIGHT INDUSTRIAL BUILDING



Please contact the leasing team for more information:

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