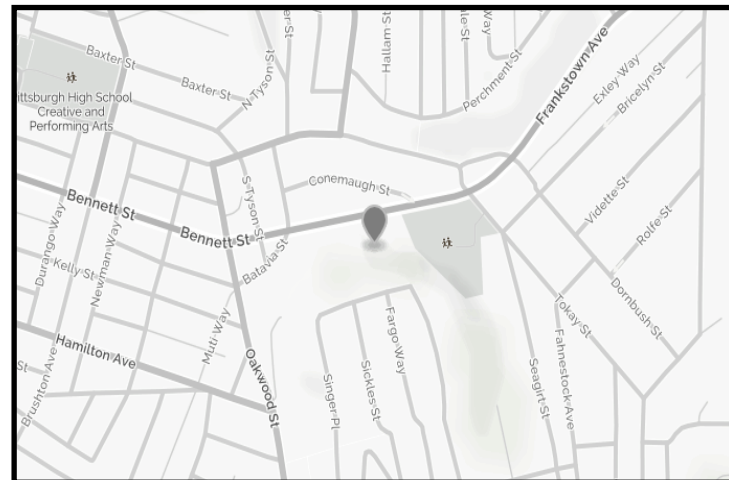


## Property Details



- The Perfect Body Shop!!
- 1st floor 15, 770 sq ft
- 2nd floor 8,160 sq ft
- Building total sq footage 23,930
- First floor ceiling height 12' 2"
- Sprayed insulation in the 2nd floor ceilings
- 3 phase electric with 600 amp
- Radiant heaters
- Updated LED lighting
- Accessible air lines for air tools
- 4 inch high pressure water lines
- 4 inch high pressure gas lines
- 24 inch thick concrete floors on the first floor
- Dwindraft paint booth
- Car ramp for access to second floor
- 2nd floor glass showroom
- 5 office spaces
- Kitchen
- Elevator access
- Oversized garage bays
- Separate entries for multiple tenants
- Secure fenced in lot
- First floor currently is being used for self storage units. Approximately 300 units
- Frontage on a State Road with no weight restrictions

### Disclaimer:

The information contained herein is deemed reliable but is not guaranteed. The Buyer is exclusively responsible for verification of any matter that is material to their decision-making process as it may apply to the purchase of this property.

8030 Bennett Street  
Pittsburgh, PA 15208

FOR SALE  
Commercial  
Warehouse, Storage  
Units, Offices

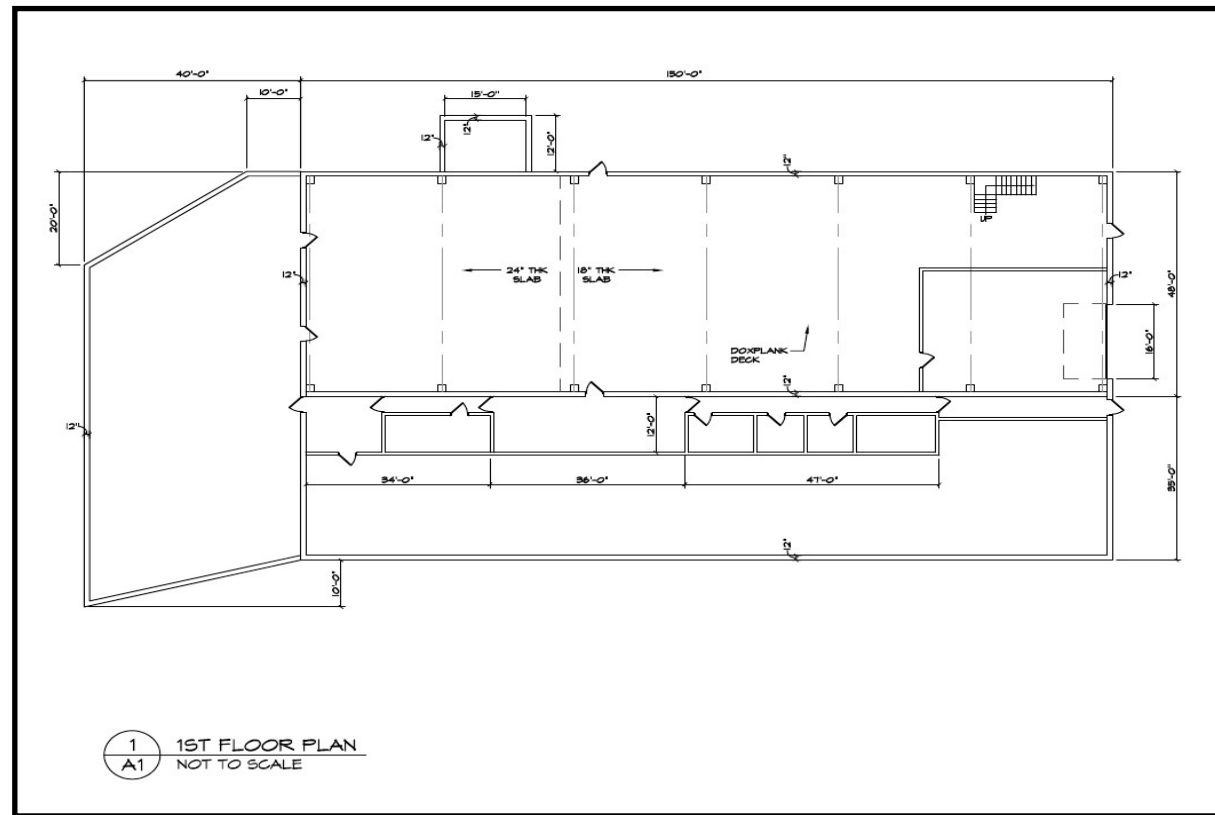


**KELLER WILLIAMS**  
REALTY

**Chris Ivory**

1500 Oxford Drive Suite 300  
Bethel Park PA 15102  
Cell: 412-853-2020  
Office: 412-831-3800  
email: [chrisivory50@yahoo.com](mailto:chrisivory50@yahoo.com)

# 1st Floor



# 2nd Floor

