



An industrial gateway to downtown Pittsburgh

- Sale price: \$2,000,000
- 73,800 SF building on 5.7 acres of land
- Former manufacturing site with heavy floor loads
- Ample on-site parking
- Zoning: C-1 (Commercial District of Stowe Township)
- Strategic location between downtown Pittsburgh and I-79



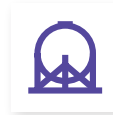
8,000-pound
freight elevator



Dumbwaiter elevator
system on site



Two stairwells



Above-ground
25,000 SF fuel oil tank

For further information

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Car Parking 30 asphalt-paved spaces,
40 gravel spaces

Doors Eleven 8'x8' garage doors
One 8'x8' overhead wood
garage door
Two 12'x12' overhead metal
garage doors

Building Dimensions 73,800 SF

Construction Brick and concrete block

Building Configuration One, two and three-story
manufacturing building

Roof Flat composition

Windows Single-pane casement

Floor Slab Office/Lab Areas: carpeted or
composition tile
Manufacturing Areas: concrete

Electric Service 800-amp three phase

Fire Protection Sprinklered

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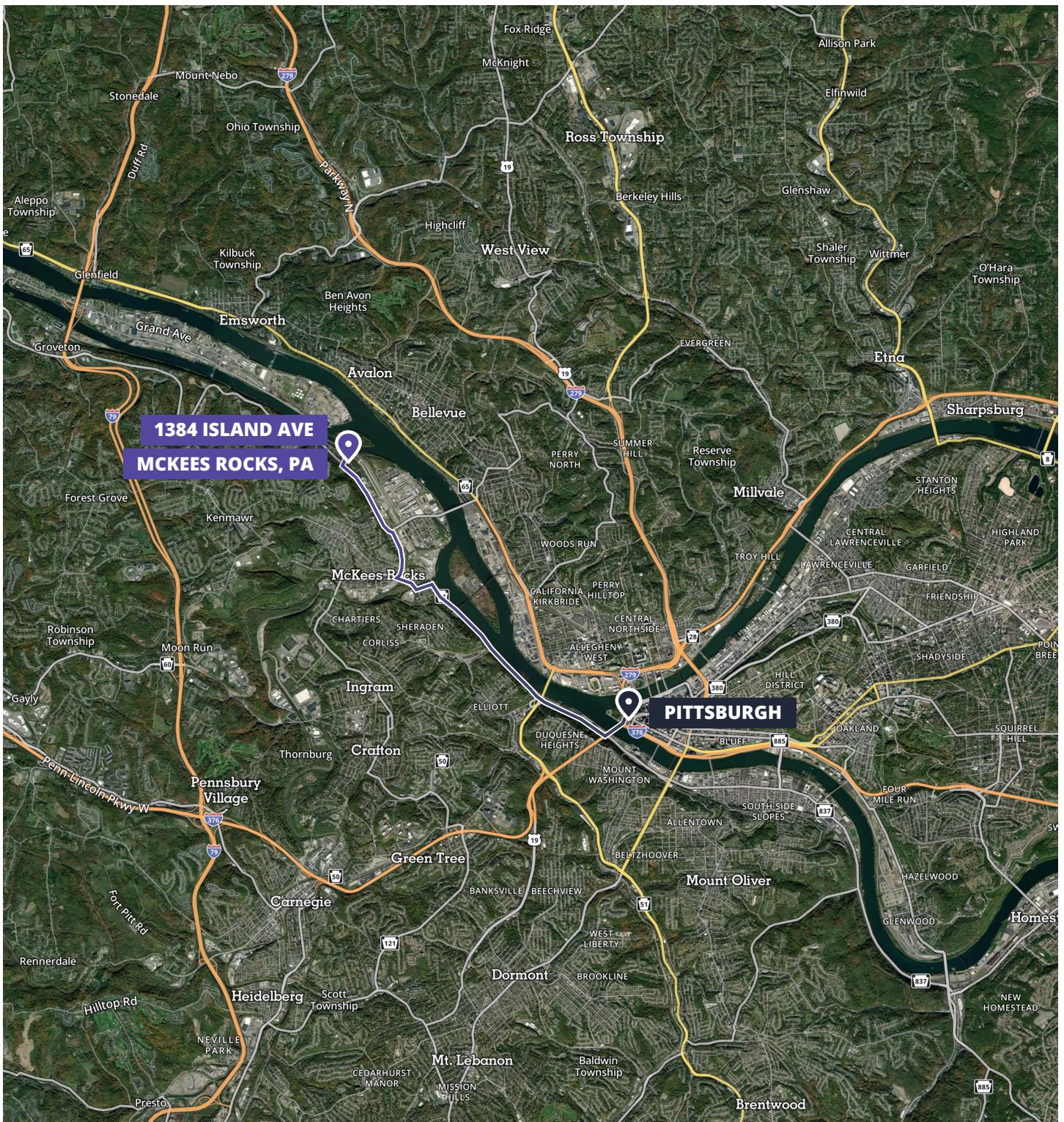
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on 5.7 acres of land**

For Sale
1384 Island Avenue
McKees Rocks, PA 15136



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