

Functional Warehouse

999 Sherosky Way
Springdale, PA 15144
www.cbre.com/properties

\$6.50 PSF / Industrial Gross

- **Warehouse Space:** Approx. 72,000 Square Feet
- **Office Space:** Approx. 4,900 Square Feet
- **Acres:** Approx. 2.9 Acres
- **Loading Docks:** Five (5) Loading Docks with Two (2) Edge-Of-Dock Levelers
- **Grade Doors:** Two (2)
- **Column Spacing:** Variable
- **Clear Height:** Varies - Mostly 25' – 30' Clear in the Main Storage Bay and 22' – 23' Clear in the Front Bay
- **Lighting:** T8 Lighting in Warehouse with Skylights/Outdoor Lights are LED's
- **Power:** West Penn 480-Volt/ 3-Phase
- **Construction:** Brick and Mortar

Contact Us

Robert P. Blackmore, SIOR
First Vice President
+1 412 400 0082
robert.blackmore@cbre.com

T.J. Hobart
Vice President
+1 412 394 9825
tj.hobart@cbre.com

Available March 1, 2026



999 Sherosky Way
Springdale, PA 15144

For Lease/Sale

Location

The Property offers a surplus of industrial resources and accessibility.



3.5 Miles

to the PA Turnpike and Route 28



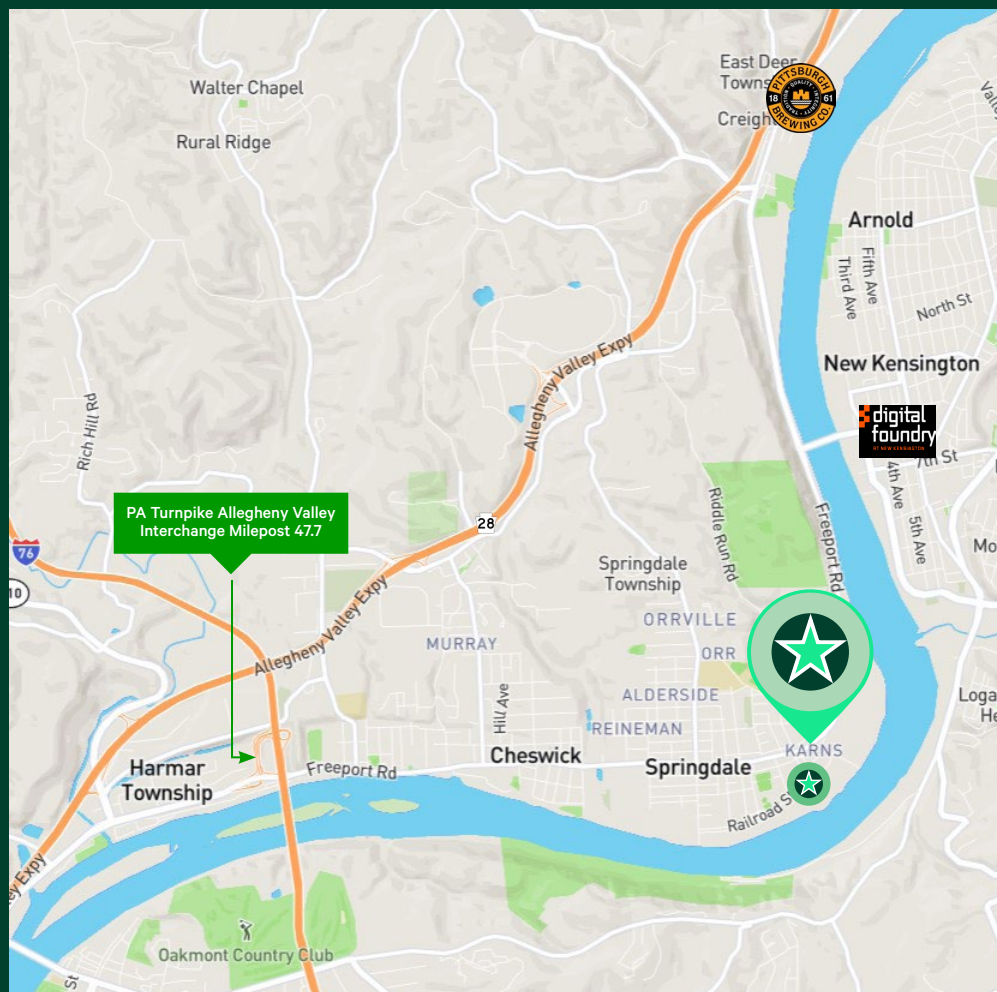
Proximity to Digital Foundry

The Property is located seven (7) minutes from the Digital Foundry at New Kensington which helps train the local workforce in the use of robotics, sensors, and new technologies associated with Industry 4.0.



Pittsburgh Brewing Company

The Property is located eight (8) minutes from Pittsburgh Brewing Company's new production facility in Creighton, PA. At its opening, the facility is capable of producing 150,000 BBLs of beer annually and also features a whiskey distillery and a concert venue, Iron City Stage, with a capacity of 7,000 people.



© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.