

30,450 SF CLASS A WAREHOUSE FOR LEASE

301 DEER RUN ROAD

79 N INDUSTRIAL PARK
SEWICKLEY, PA 15143

**NEW CONSTRUCTION
MOVE-IN READY**



PRIME LOCATION: DIRECT ACCESS TO I-79 AND RT-65

EVAN CICIRELLO, SIOR

Senior Director
+1 412 697 6558
evan.cicirello@cushwake.com
LIC# RS319106

JACK O'DONOGHUE, SIOR

Managing Director
+1 412 391 2621
jack.odonoghue@cushwake.com
LIC #RS143557A

DARIN SHRIVER

Director
+1 412 391 2602
darin.shriver@cushwake.com
LIC# RS321512



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PROPERTY FEATURES

Size	100,00SF
Available Space	30,450 SF
Office	682 SF of spec office space (includes ADA restroom)
Construction	Pre-cast insulated concrete panels
Slab	6" fiber reinforced concrete - 4,000 PSI
Clear Height	32'
Column Spacing	62.5' x 48' with 58' loading bay
Roof	60 Mil EPDM roof with R-20 insulation
Interior Finish	White roof deck, white interior wall finish
Sprinkler	ESFR with K-17 heads
Power	800 AMP / 480V / 3-Phase
Lighting	LEDs
HVAC	Gas fired Cambridge style units providing 50°F @ 0°F outside
Dock High Loading	4 dock high doors; 2 equipped with 45,000 lbs. hydraulic levelers, bumpers, seals, and dock locks.
Drive-In Door	1 - 12' x 16'
Parking	45 auto spaces
Trailer Parking	Up to four (4) trailer spaces available

UTILITIES

Sewer	Aleppo Township Authority
Water	Aleppo Township Authority
Natural Gas	Columbia Gas of PA
Electricity	Duquesne Light



**301
DEER
RUN
ROAD**

DISTANCES

	< 0.5 miles
	< 1 mile
	8 miles
	< 10 miles
	< 12 miles



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PROPERTY PHOTOS





FOR MORE INFORMATION, CONTACT:

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