

FOR LEASE

555 WEST PARK ROAD – BUILDING 555

LEETSDALE INDUSTRIAL PARK | LEETSDALE, PA 15056

CLASS A
WAREHOUSE/
DISTRIBUTION
SPACE

53,691 SF
AVAILABLE



BUILDING SPECS

AVAILABLE SPACE:	53,691 SF
OFFICE SPACE:	Build-to-suit or modular unit
CLEAR HEIGHT:	Minimum of 30' at eaves
BUILDING DEPTH:	150' - 200'
COLUMN SPACING:	50' x 50'
DOCK LOADING:	Five (5) 9' x 10' electric dock high doors with 35,000 lb. hydraulic levelers, seals, shelters, bumpers, locks and lights
DRIVE-IN DOORS:	One (1) 14' x 16' door and one (1) 16' x 16' door
LIGHTING:	LED
SPRINKLER:	Wet sprinkler system
HEAT:	Gas-fired radiant heat throughout
RAIL:	Rail service adjacent to the building

HIGHLIGHTS

- Ideal for warehouse/distribution/light industrial users
- Class A functionality
- Clearstory provides ample natural light
- On-site property management
- Direct overpass to PA Route 65 and less than 10 min. to I-79

FOR MORE INFORMATION:

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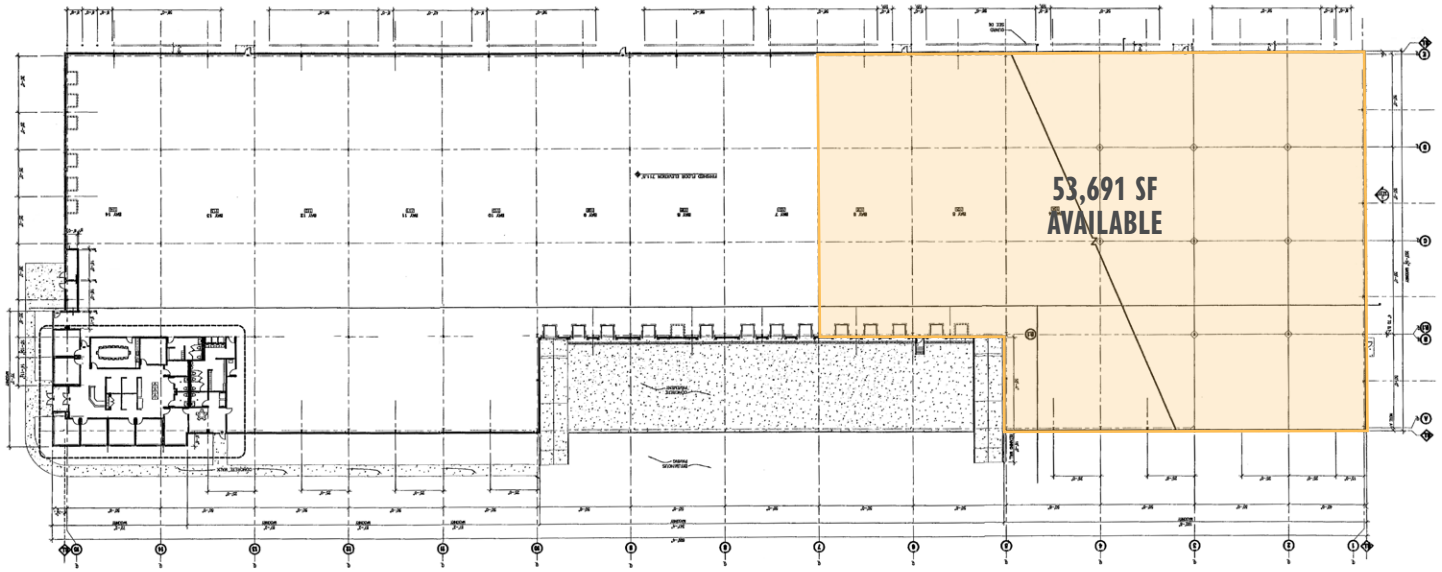
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