

2301 DUSS AVE
BLDG 14A, AMBRIDGE, PA 15003



**SUBLEASE
AVAILABLE**
INDUSTRIAL BUILDING

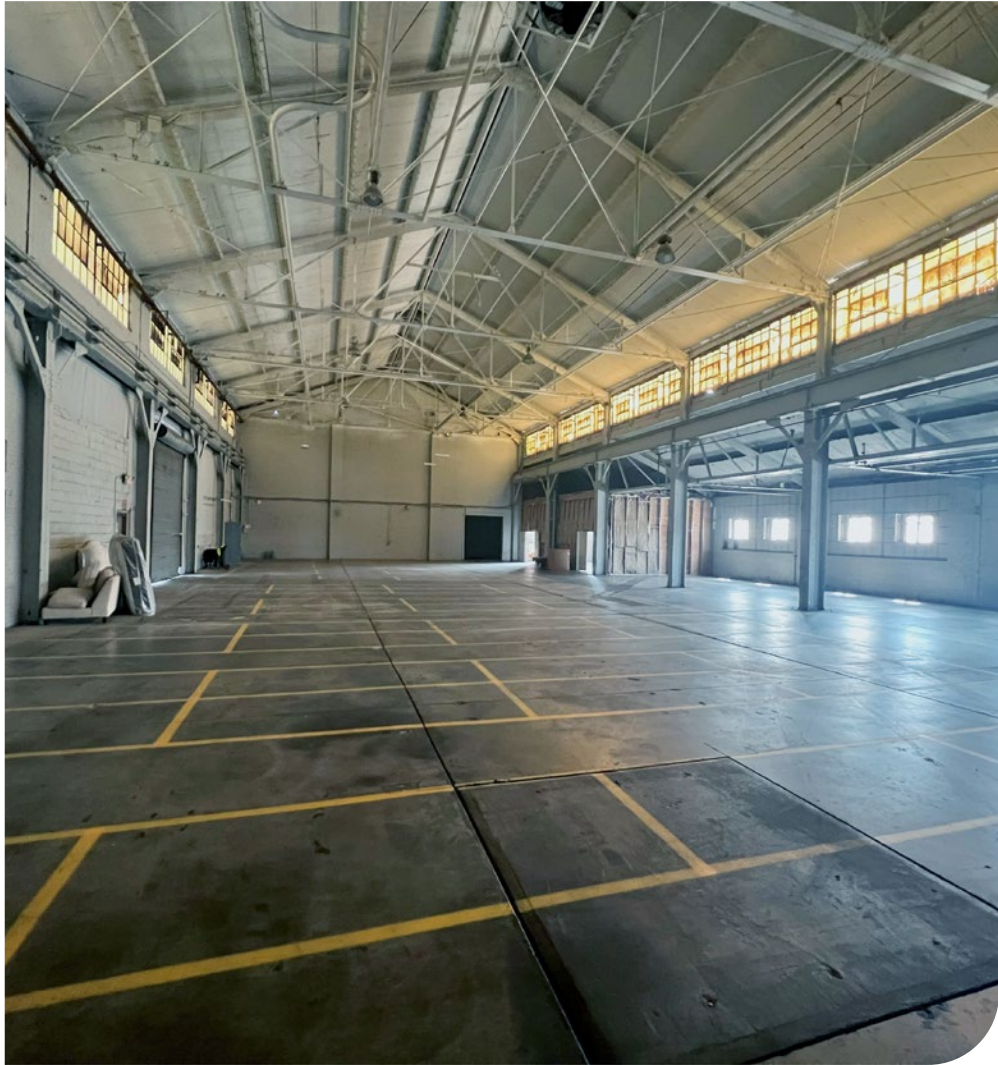
BUILDING 14A | 10,184 SF

2301 DUSS AVE

BLDG 14A, AMBRIDGE, PA 15003

PROPERTY SPECS

Available Space	10,184 SF - 9,100 SF Warehouse - 1,084 SF Office
Term Through	04/30/2027
Location	Ambridge Regional Distribution & Manufacturing Center
Clear Height	18' - 28'
Column Spacing	20' x 20' in low bay 60' x 120' in high bay
Loading	1 (12' x 14') drive-in door 1 (10' x 10') dock door
Electric	200-amp single phase
Lighting	Mix of LED and 400-watt metal halide
Parking	5 parking spaces

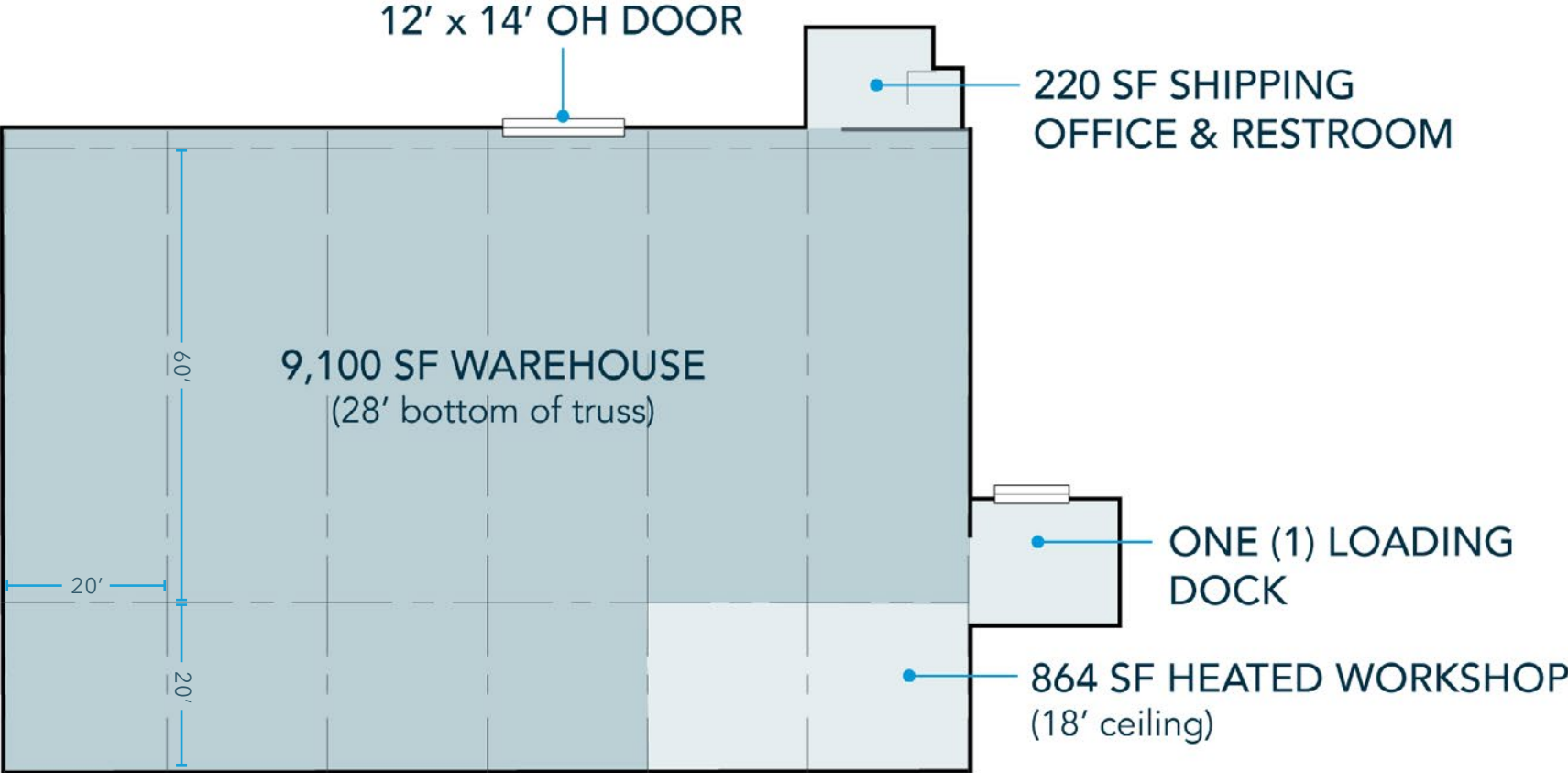


Caroline Muse
cmuse@lee-associates.com
D 412.339.1962

Maddie Lucey
mlucey@lee-associates.com
D 412.284.1040

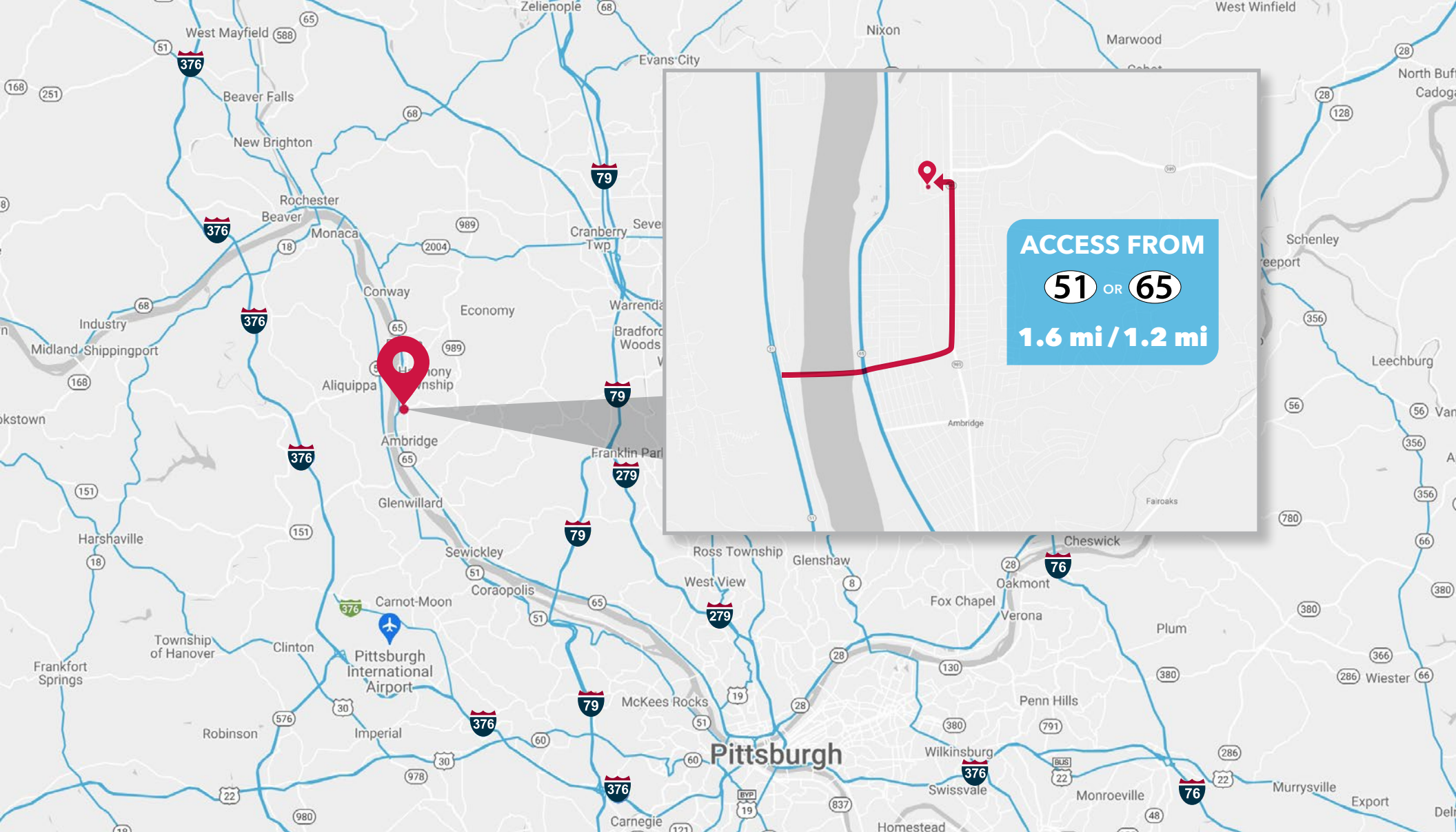
2301 DUSS AVE

BLDG 14A, AMBRIDGE, PA 15003



Caroline Muse
cmuse@lee-associates.com
D 412.339.1962

Maddie Lucey
mlucey@lee-associates.com
D 412.284.1040



Caroline Muse
cmuse@lee-associates.com
D 412.339.1962

Maddie Lucey
mlucey@lee-associates.com
D 412.284.1040

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.