

FOR LEASE

12 EIGHTY FOUR DRIVE

EIGHTY FOUR (SOUTH STRABANE TOWNSHIP), PA 15330

67,355 SF

LIGHT INDUSTRIAL SPACE

EASY ACCESS TO I-70



2.5 Miles



0.2 Miles

FOR MORE INFORMATION:

RICH GASPERINI
rgasperini@genforrealestate.com
D 412.564.0752 | C 412.651.6888

CONNOR JANGRO
cjangro@genforrealestate.com
D 412.564.0776 | C 412.805.7064

MATEO VILLA
mvilla@genforrealestate.com
D 412.564.0754 | C 412.715.3454

GENFOR
REAL ESTATE

FOR LEASE

12 EIGHTY FOUR DRIVE

EIGHTY FOUR (SOUTH STRABANE TOWNSHIP), PA 15330

PROPERTY AND BUILDING INFORMATION

67,355 SF LIGHT INDUSTRIAL SPACE

PROPERTY INFORMATION

BUILDING SF	67,355 SF
CONSTRUCTION	Masonry & Metal
SITE SIZE	7.757 Acres
PARKING	Plentiful vehicle parking available
RAIL	Direct spur to the building via Carload Express

BUILDING SPECS

AVAILABLE SF	67,355 SF
OFFICE SPACE	7,145 SF
COLUMN SPACING	Varies
CLEAR HEIGHT	16' – 22'
DOCK DOORS	Ten (10) Dock high doors equipped with mechanical levelers and bumpers.
DRIVE-IN DOORS	Four (4) grade level doors
WAREHOUSE HEAT	Gas fired suspended units
FREEZER/COOLER	Cooling/refrigeration units, infrastructure and equipment remain in place.
POWER	800 Amp, 480 Volt, 3-Phase
ASKING RATE	\$6.50/SF NNN



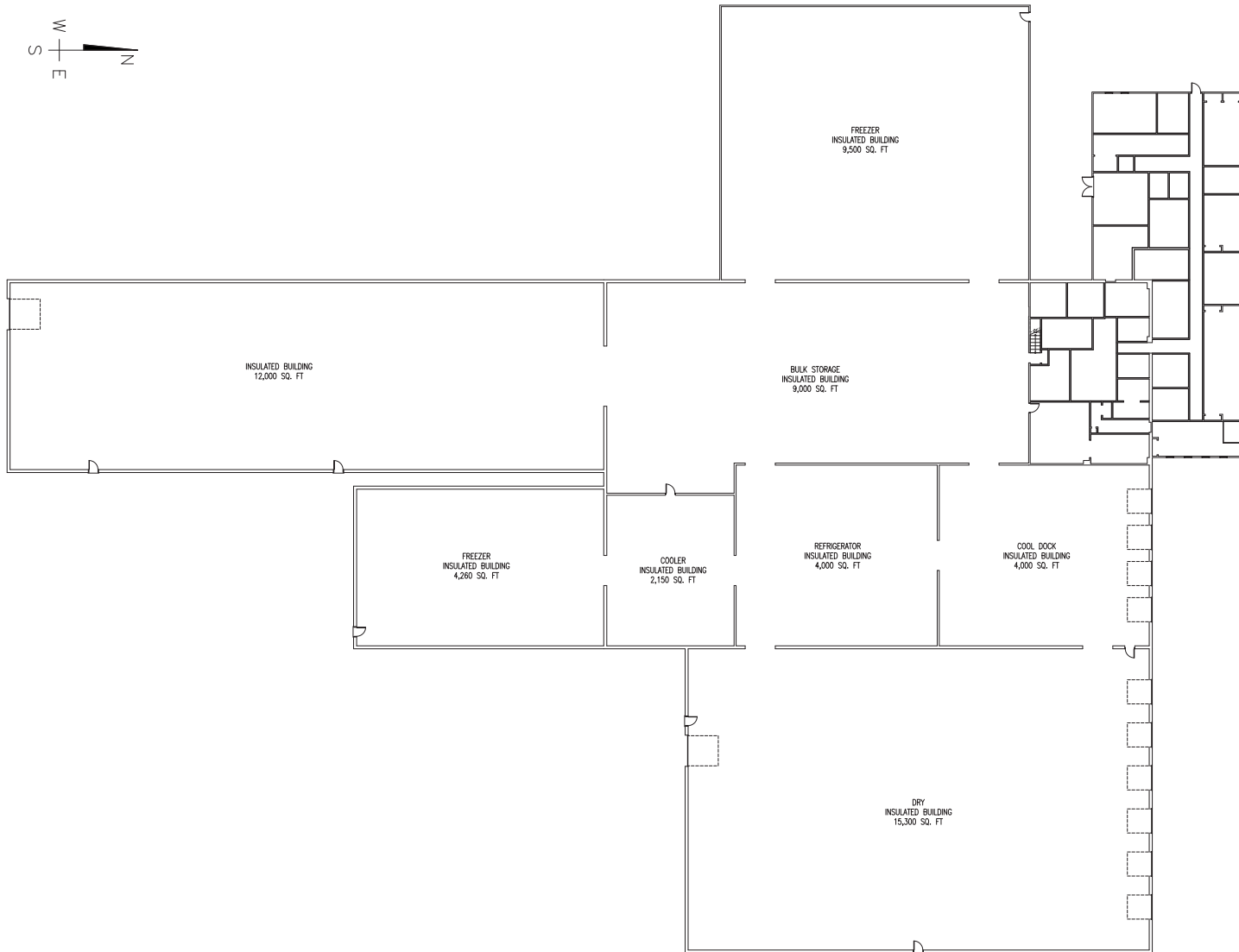
FOR LEASE

12 EIGHTY FOUR DRIVE

EIGHTY FOUR (SOUTH STRABANE TOWNSHIP), PA 15330

FLOOR PLAN

67,355 SF LIGHT INDUSTRIAL SPACE



FOR LEASE

12 EIGHTY FOUR DRIVE

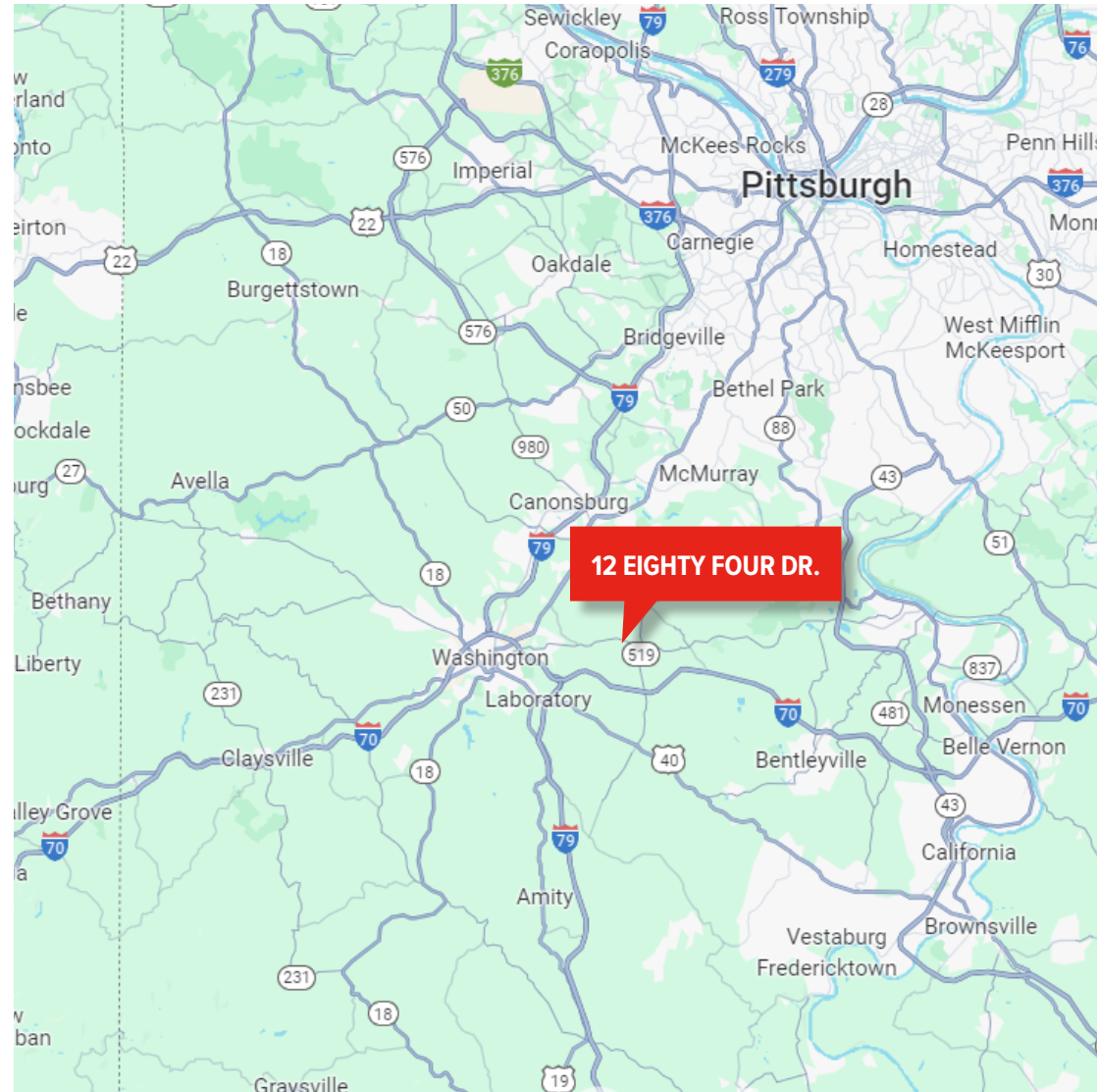
EIGHTY FOUR (SOUTH STRABANE TOWNSHIP), PA 15330

LOCATION

ACCESS MAP

KEY DISTANCES

- 2.5 miles (5 minutes) to I-70
- 5 miles (9 minutes) to I-79
- 0.2 miles (1 minute) to Route 136
- 6.5 miles (14 minutes) to Washington, PA



FOR LEASE

12 EIGHTY FOUR DRIVE

EIGHTY FOUR (SOUTH STRABANE TOWNSHIP), PA 15330



Please contact the leasing team for more information:

RICH GASPERINI
rgasperini@genforrealestate.com
D 412.564.0752 | C 412.651.6888

CONNOR JANGRO
cjangro@genforrealestate.com
D 412.564.0776 | C 412.805.7064

MATEO VILLA
mvilla@genforrealestate.com
D 412.564.0754 | C 412.715.3454

Genfor Real Estate
One Altoona Place, Suite 2A
Pittsburgh, PA 15228
O: 412.564.0750
www.genforrealestate.com

GENFOR
REAL ESTATE

All information contained herein has been obtained from sources deemed reliable and Genfor, LLC does not doubt its accuracy; however, Genfor, LLC makes no guarantee, representation or warranty of any kind or nature, either express or limited, with respect to the accuracy or completeness of all or any portion of the information contained herein. Terms of availability of this property are subject to change and this property may be withdrawn without notice.