

FOR LEASE

# 460 NIXON ROAD

CHESWICK, PA 15204 | HARMAR TWP, ALLEGHENY COUNTY

## 126,383 SF AVAILABLE

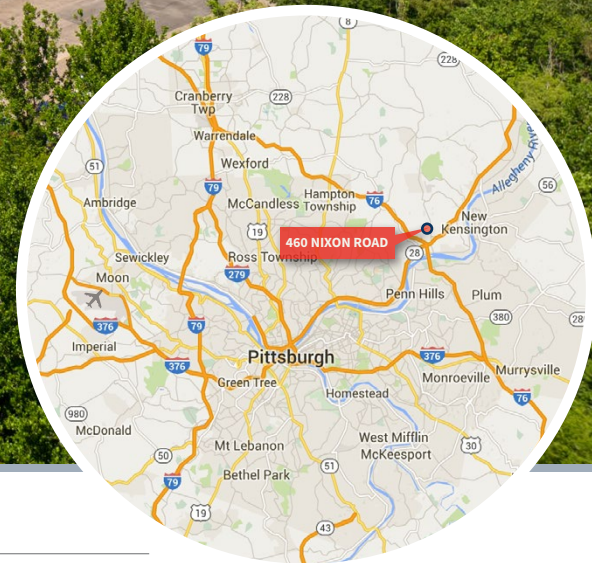
QUALITY WAREHOUSE/DISTRIBUTION SPACE



**28**  
1 Mile

**76**  
2 Miles

**DOWNTOWN  
PITTSBURGH**  
15 Miles



FOR MORE INFORMATION:

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OWNED &  
MANAGED BY:



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## AVAILABLE SPACE SPECS

126,383 SF QUALITY WAREHOUSE/  
DISTRIBUTION SPACE

### WAREHOUSE/DISTRIBUTION SPACE - ROUTE 28 CORRIDOR

AVAILABLE SF	126,383 SF
TOTAL BLDG SF	515,411 SF
OFFICE	6,220 SF comprised of a 2,300 SF office area and 3,920 SF service area. There is an additional 525 SF shipping and receiving office located within the warehouse area.
CLEAR HEIGHT	28' - 30'
COLUMN SPACING	40' x 50'
DOCK DOORS	22 (8' x 10') dock doors
DOCK EQUIPMENT	Docks equipped with mechanical levelers, lights, and bumpers. 12 docks equipped with shelters. 10 docks equipped with seals. Canopy over all dock high doors.
DRIVE-IN DOORS	One (1) 12' x 14' drive-in door
WAREHOUSE HVAC	Gas-fired radiant heating units throughout the Premises. Two (2) air rotation fans serving the premises.
POWER	One (1) 500 KVA transformer in place (partially active). One (1) 150 KVA transformer with 800 AMPS of 480V, 3 Phase Power in place. Three (3) 225 AMP, 480 Volt, 3-phase panels
LIGHTING	LED lights equipped with motion sensors
SPRINKLER	ESFR
CONSTRUCTION	Masonry
PARKING (CARS)	Forty (40) + parking spaces
PARKING (TRAILERS)	Twenty (20) + trailer staging positions. Additional trailer parking can be accommodated at the property.
SITE ACREAGE	42.706 Acres
YARD AREA	Plentiful yard area around the building
ZONING	I-1, General Industrial, Harmar Township
ACCESS	Approximately one (1) mile to Route 28. Approximately two (2) miles to I-76. Fifteen (15) miles to Downtown Pittsburgh.
AVAILABLE	Immediately



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AVAILABLE SPACE

INTERIOR PHOTOS



WATCH  
INTERIOR  
VIDEO



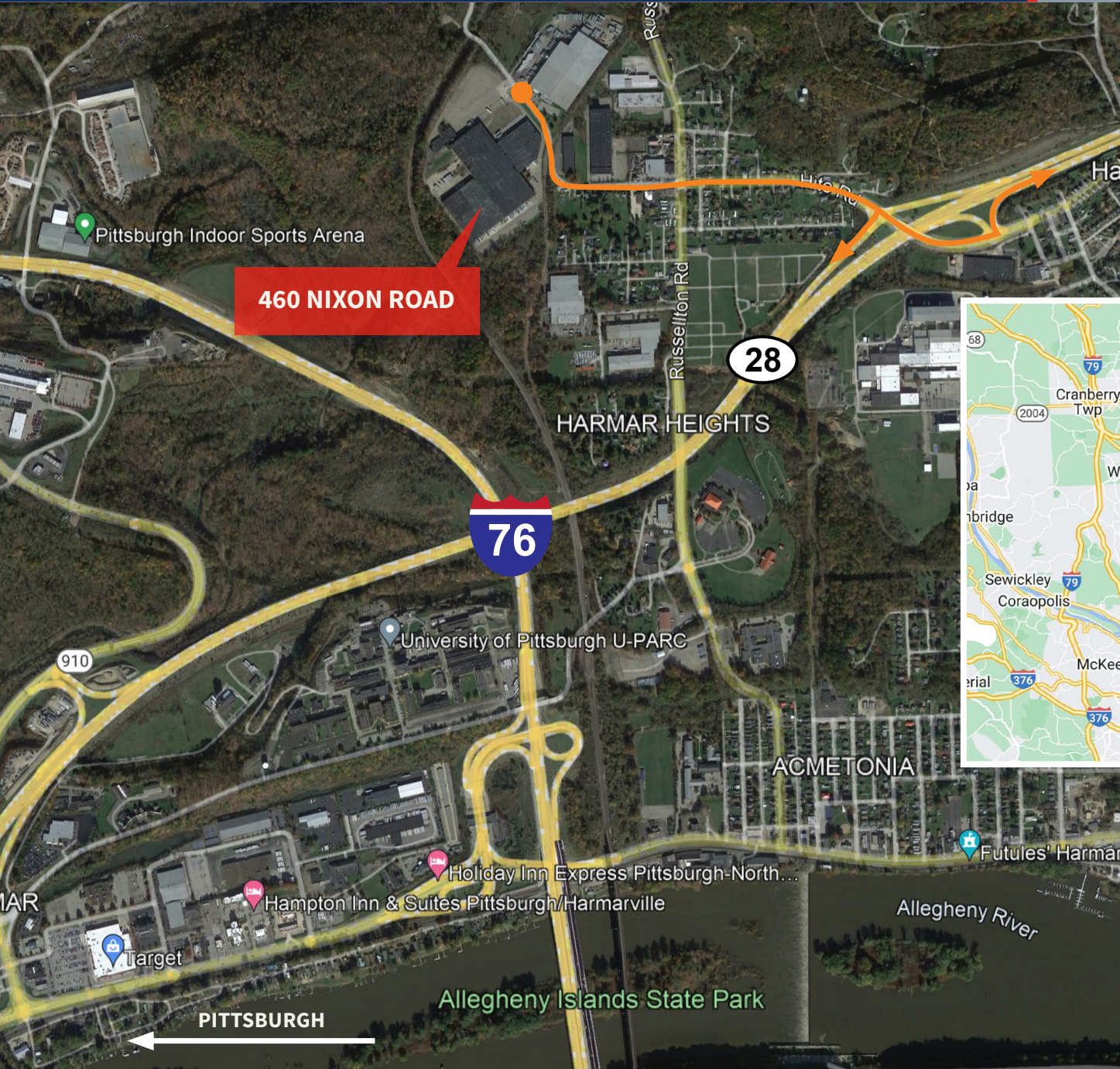
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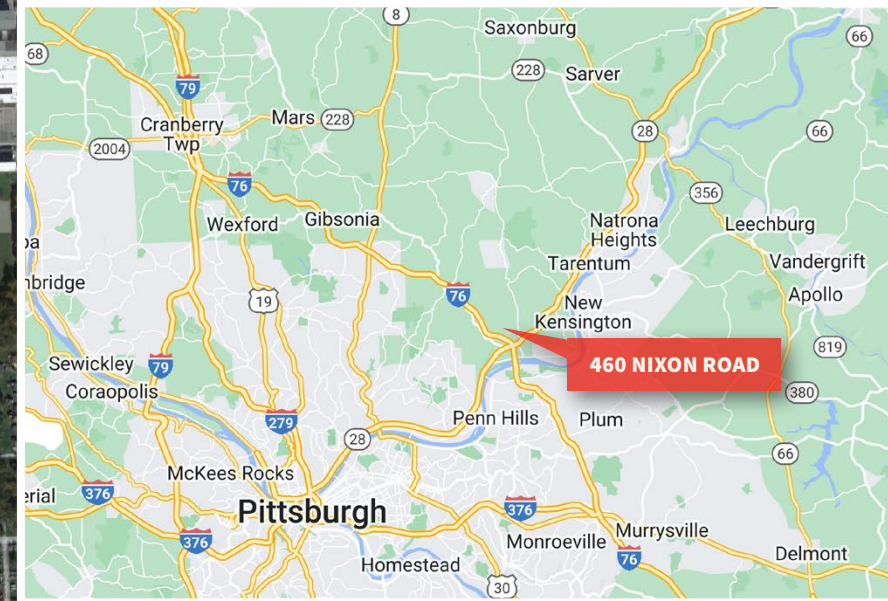
EXCELLENT LOCATION

ACCESS TO ROUTE 28 & I-76



### KEY DISTANCES

- Less than one (1) mile to Route 28
- Less than two (2) miles to PA Turnpike (I-76)
- 15 minutes to Lawrenceville
- 20 minutes to Downtown Pittsburgh
- 20 minutes to East End neighborhoods



EXCELLENT LOCATION FOR REGIONAL DISTRIBUTION

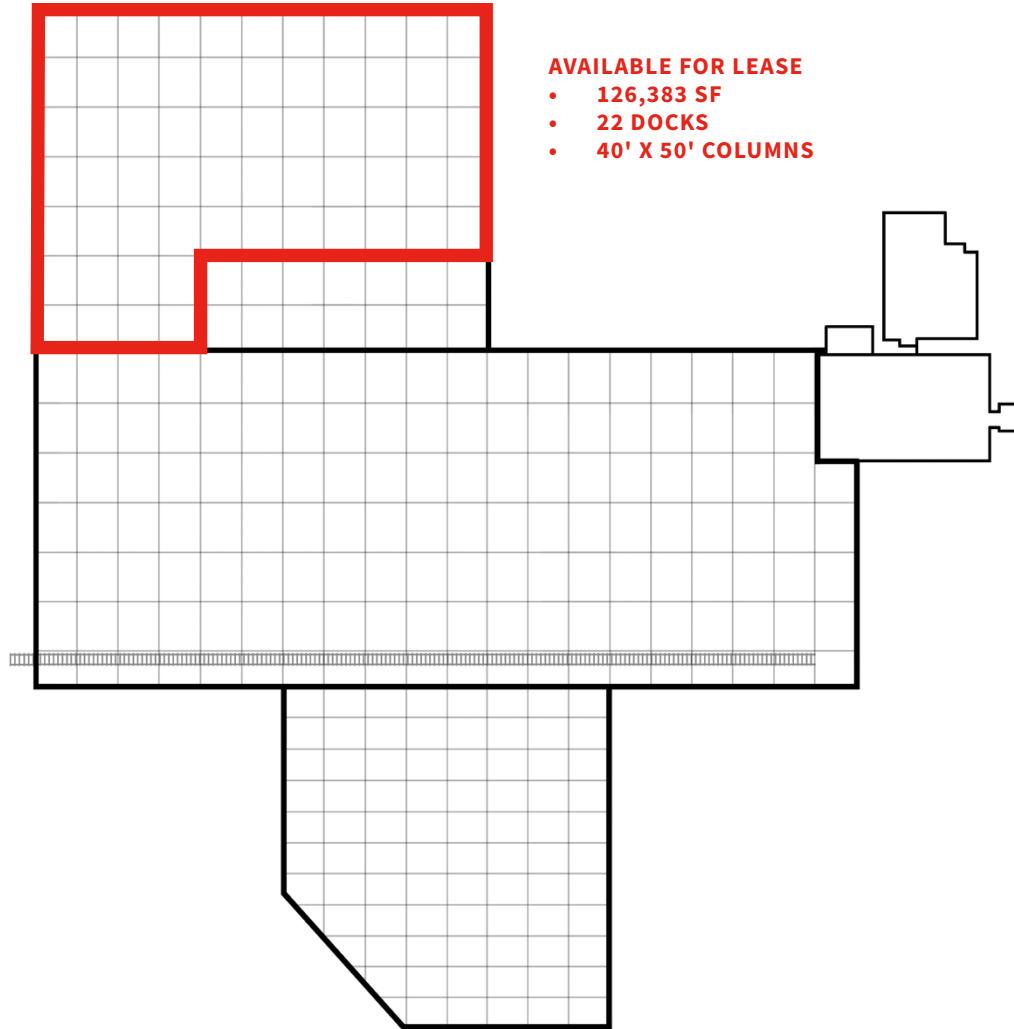
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BUILDING PLAN

AVAILABLE PREMISES



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HAYDEN**  
REAL ESTATE COMPANY

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