

**112 Technology Drive, Pittsburgh PA 15275**

**Findlay Township**



**Available For Lease -201,688 SF Industrial Building**

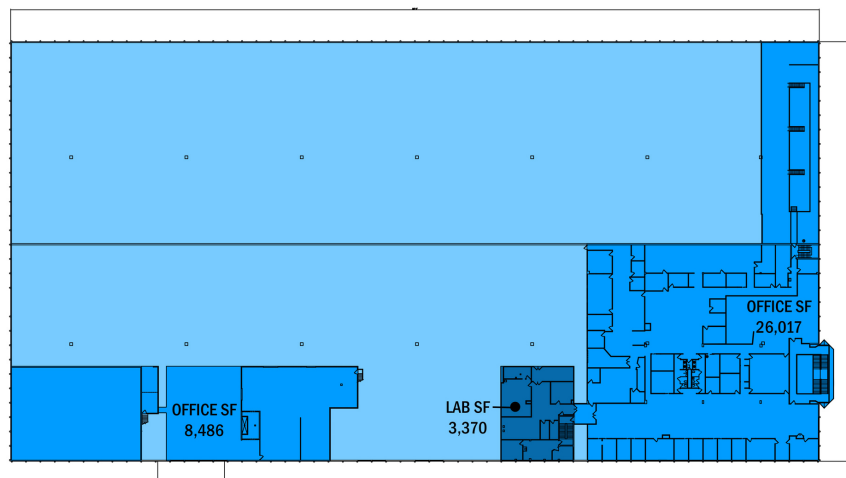
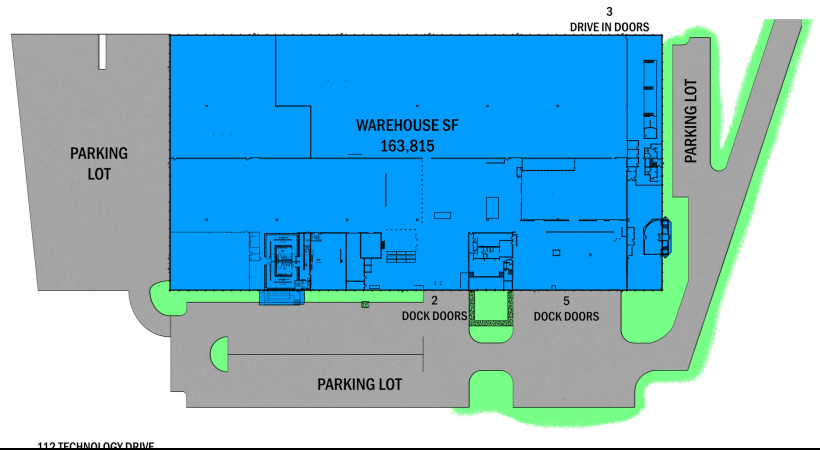
**Mosites**  
**Development Company**



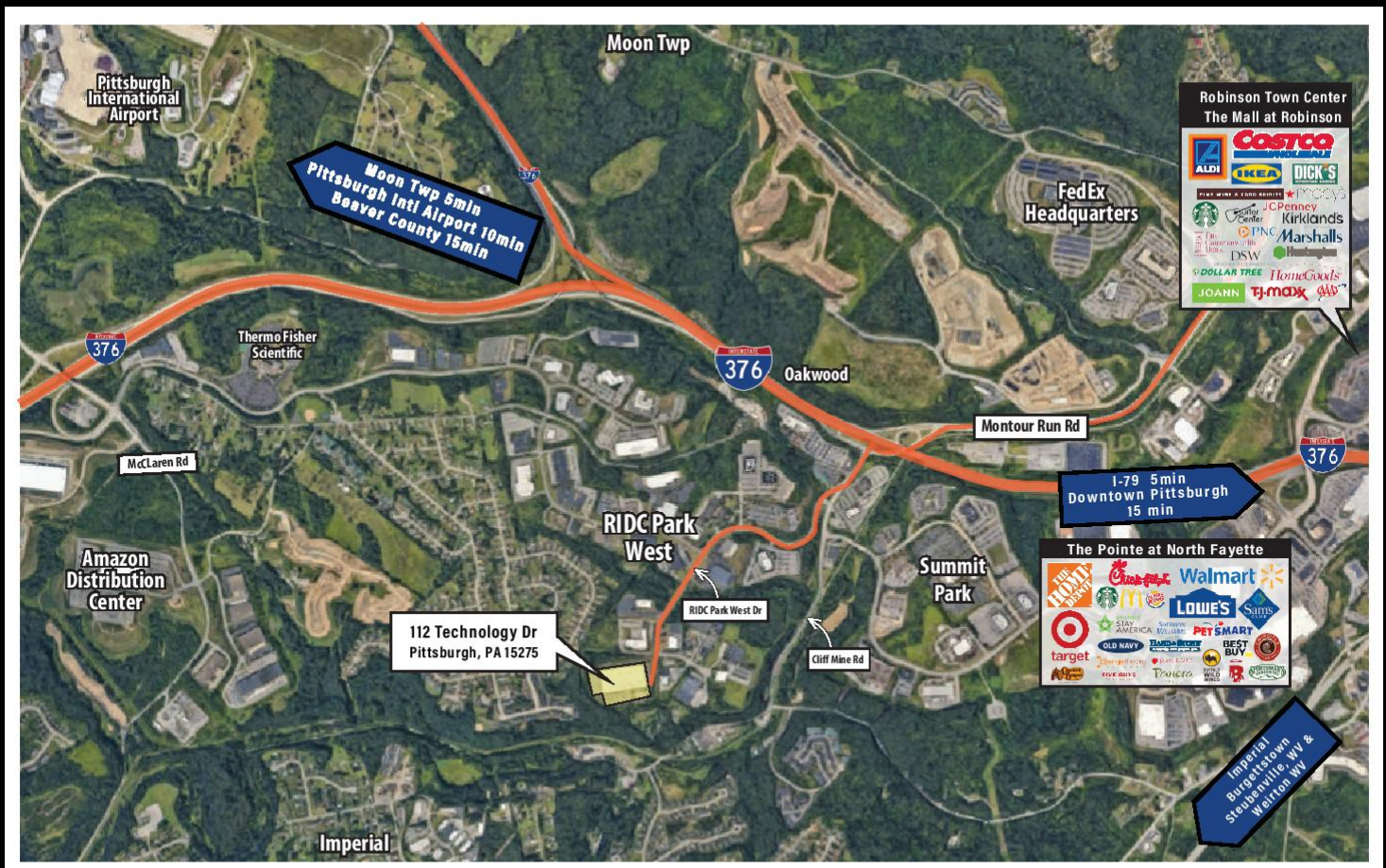
# PROPERTY HIGHLIGHTS



- Ceiling Height: 26' Clear
- Fully Conditioned Warehouse
- LED Lighting
- 7 Dock-high Doors
- 3 Drive-in Doors
- 4-Star Industrial Building
- 163,815 SF of Warehouse with 37,873 SF of Dedicated Office and Lab space
- 1600 AMP 480/208 V 3-phase Power Supply
- Reinforced Concrete Construction







## SITE INFORMATION

- Land Area: 22.89 Acres – Pittsburgh's Parkway West Submarket
- Ample Parking and Space for Truck Maneuvering
- Ability for Expansion - up to 36,000 SF of Warehouse and Additional Parking Available
- Ideally Positioned Adjacent to I-376 and Close Proximity to I-79, Rt. 22 and Rt. 60
- 5 miles from Pittsburgh International Airport / 13 miles from Downtown Pittsburgh



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