

# FOR LEASE

## 14,254 SF SINGLE TENANT BUILDING



200 ROCHESTER ROAD  
PITTSBURGH, PA 15229



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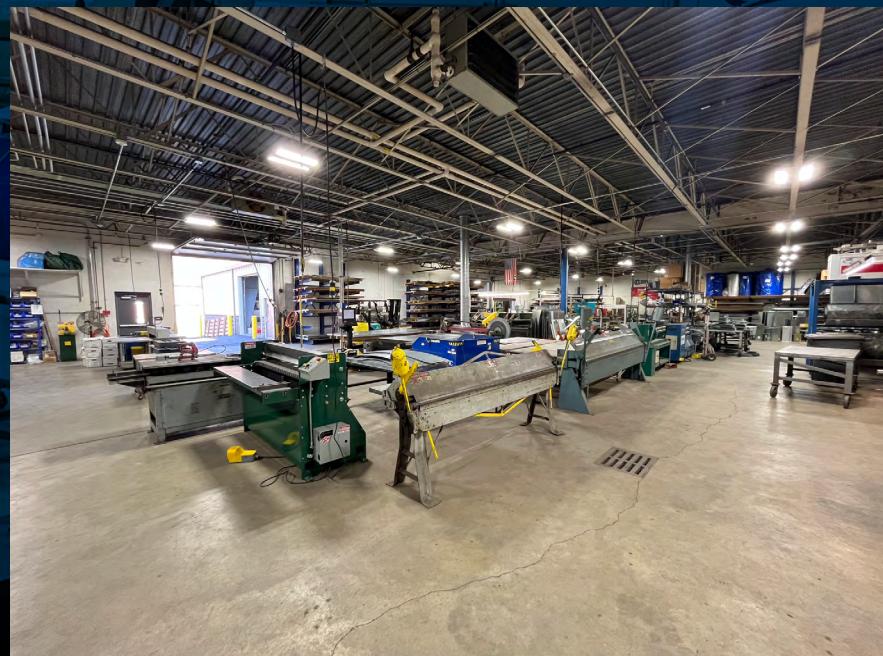
# PROPERTY FEATURES

|                |   |
|----------------|---|
| SITE AREA      | 1.15 Acres  |
| BUILDING SIZE  | 14,254 SF   |
| OFFICE AREA    | 2,668 SF  |
| CLEAR HEIGHT   | 9' - 13'  |
| LIGHTING       | LEDs  |
| ELECTRIC       | 400 Amp / 480V / 3-Phase  |
| LOADING        | Two (2) drive-in doors (12' x 12')  |
| HEATING        | Gas forced air  |
| SPRINKLER      | Ordinary wet system   |
| PARKING        | 16 striped spaces   |
| ZONING         | C-2 Community Commercial District<br><br>Perfect for: <ul style="list-style-type: none"><li>• Contractors/technical trades</li><li>• Landscape supply</li><li>• Printing</li><li>• Vehicle repair/sales</li></ul> |
| OTHER FEATURES | <ul style="list-style-type: none"><li>• Back-up generator</li><li>• LEDs</li><li>• Large paved area</li><li>• Floor drains</li><li>• Outdoor storage</li></ul>  |



## CENTRAL LOCATION

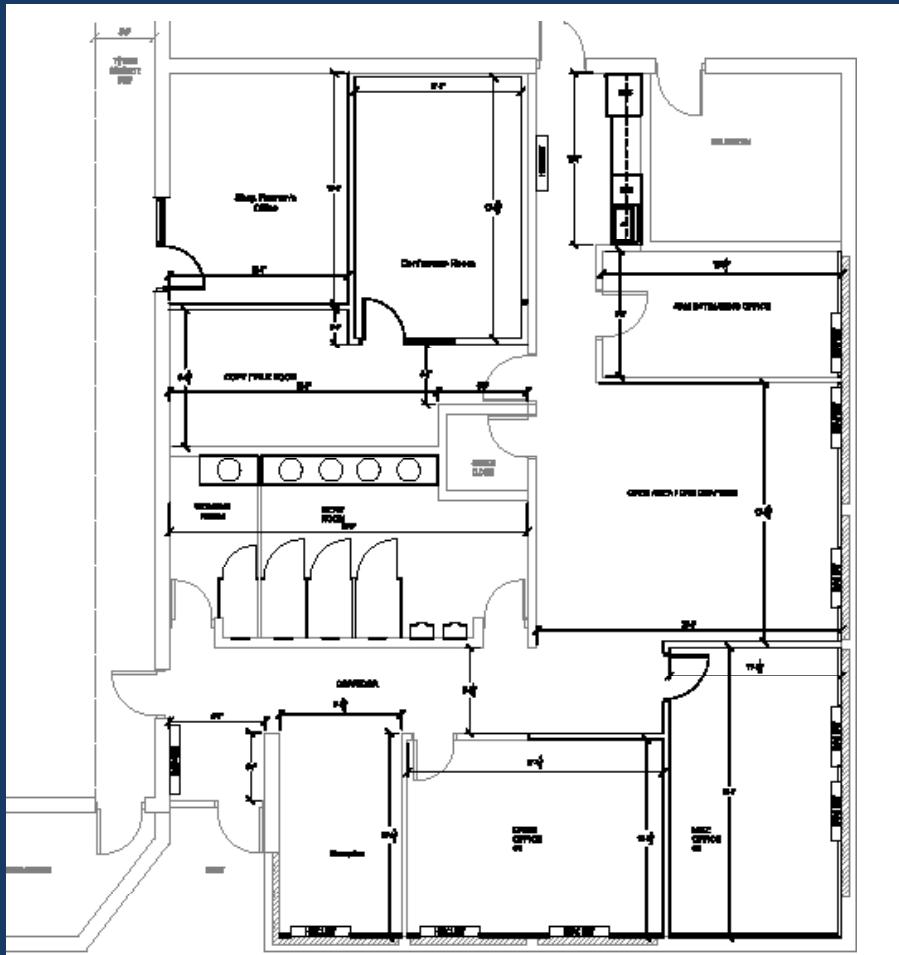
- LOCATED IN THE HEART OF THE NORTH HILLS
- 10 MINUTES FROM DOWNTOWN PITTSBURGH
- ONE (1) MILE FROM RT-19/MCKNIGHT ROAD/ PERRY HIGHWAY



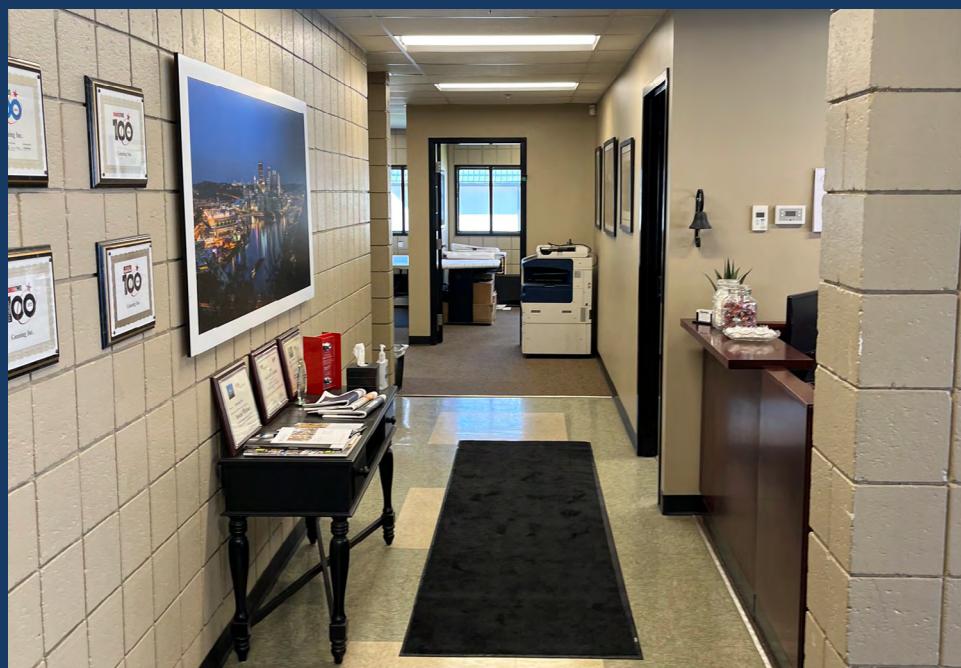
# OFFICE SPACE



## OFFICE LAYOUT



*CLICK ON PLAN TO  
VIEW FULL SIZE*



# LOCATION



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# CONTACT

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