

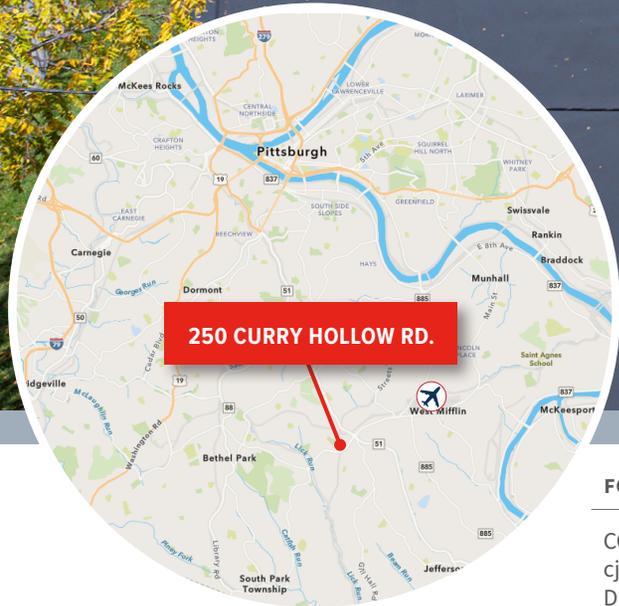
FOR LEASE

# 250 CURRY HOLLOW RD – SUITES B & C

PITTSBURGH, PA 15236 | PLEASANT HILLS BOROUGH | ALLEGHENY COUNTY

20,501 SF LIGHT INDUSTRIAL SPACE

FUNCTIONAL SHOP SPACE



0.5 Mile



3.5 Mile



2.75 Miles

**FOR MORE INFORMATION:**

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

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

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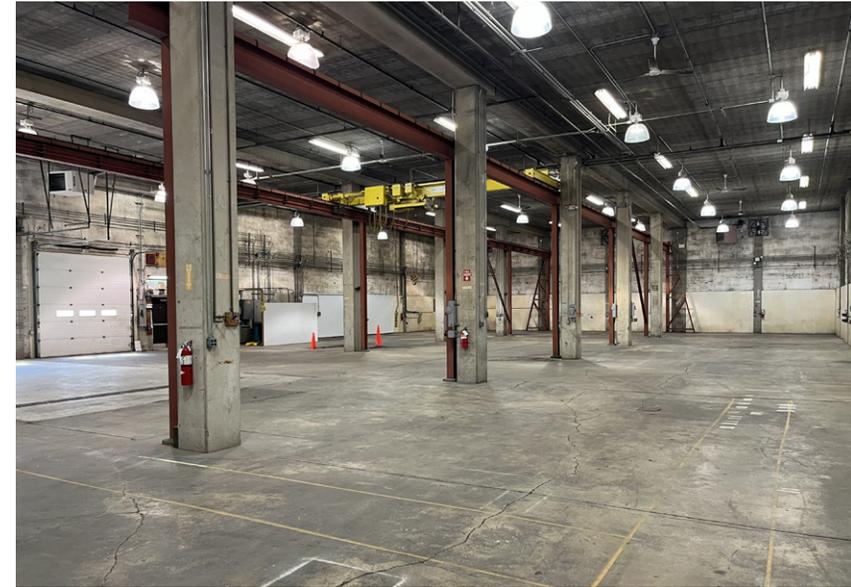
PITTSBURGH, PA 15236 | PLEASANT HILLS BOROUGH | ALLEGHENY COUNTY

## BUILDING SPECS

LIGHT INDUSTRIAL SPACE & YARD

### BUILDING SPECS

BUILDING SIZE	20,501 SF in Total (approx. 244' wide x 84' deep) <ul style="list-style-type: none"><li>Suite B – 5,859 SF</li><li>Suite C – 14,642 SF</li></ul>
OFFICE FEATURES	<ul style="list-style-type: none"><li>Suite B – 1,338 SF of open office, cubicle area, private offices and restrooms</li><li>Suite C – 387 SF of modular office space and restrooms</li></ul>
LAND AREA	7.699 Acres total (inclusive of the Ferry Electric owner-occupied building on the same parcel)
OUTDOOR STORAGE / LAYDOWN	Approximately 1.5 acre partially stabilized laydown yard/ outdoor storage space. Property is fenced and gated (controlled by Tenant)
COLUMN SPACING	22' x 26'
CLEAR HEIGHT	<ul style="list-style-type: none"><li>Suite B – 15' clear</li><li>Suite C – 20.5' clear under beam; 22' clear to ceiling deck</li></ul>
LOADING	Five (5) drive-in doors including one of each of the following sizes: 12' x 11'10"; 12' x 12'1"; 21' x 13'5"; 20'4" x 13'5"; and 20' x 12'9"
CRANE	One (1) 5-ton traveling crane
ELECTRICAL	3-Phase, 4-wire power service
WAREHOUSE LIGHTING	Fluorescent & LED Lighting
WAREHOUSE HEAT	Gas fired heating units
ZONING	M-1: Manufacturing District - Borough of Pleasant Hills
OTHER INFO	Floor Drains in Warehouse Area. Suite C has a new, recently replaced roof and Suite B has a roof in excellent shape.

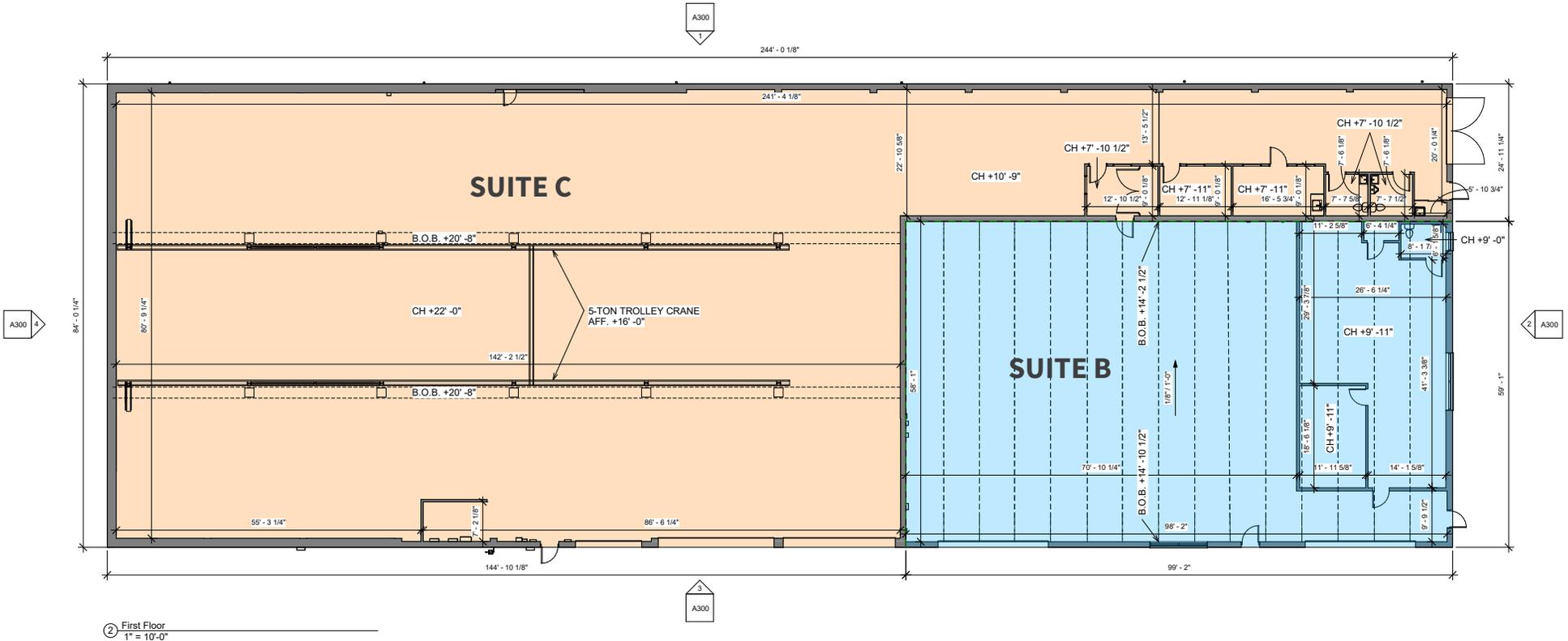


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## FLOOR PLAN



FOR LEASE

# 250 CURRY HOLLOW RD – SUITES B & C

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250 CURRY HOLLOW RD.

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250 CURRY HOLLOW RD.

Please contact the leasing team for more information:

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D 412.564.0752 | C 412.651.6888

GENFOR REAL ESTATE  
One Altoona Place, Suite 2A  
Pittsburgh, PA 15228  
Office: 412.564.0750  
www.genforrealestate.com

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