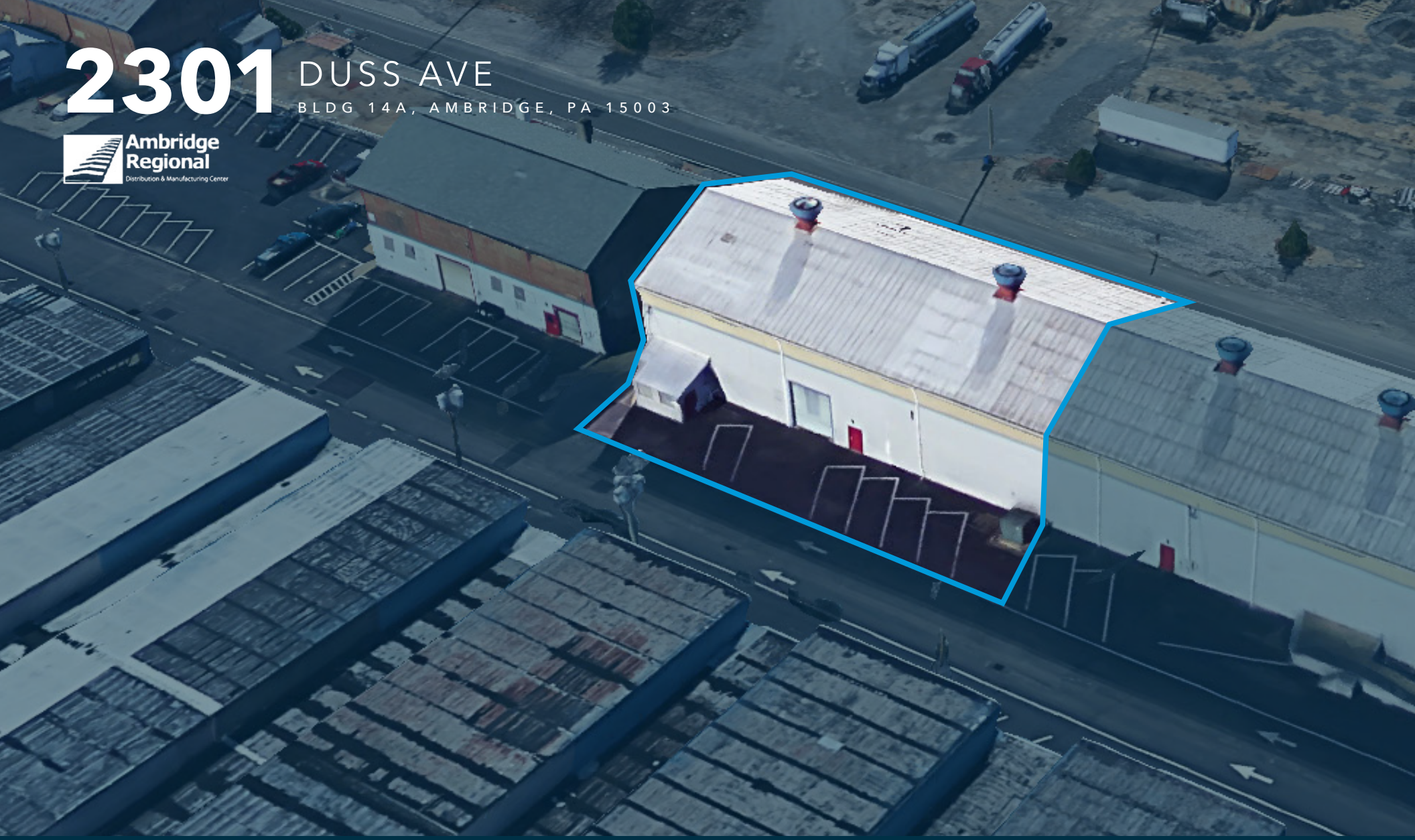


2301

DUSS AVE

BLDG 14A, AMBRIDGE, PA 15003



SUBLEASE AVAILABLE

INDUSTRIAL BUILDING

BUILDING 14A | 10,184 SF

2301 DUSS AVE

BLDG 14A, AMBRIDGE, PA 15003

PROPERTY SPECS

Available Space	10,184 SF: <ul style="list-style-type: none">• 9,100 SF warehouse• 1,084 SF office
Term Through	04/30/2027
Location	Ambridge Regional Distribution & Manufacturing Center
Clear Height	18' - 28'
Column Spacing	20' x 20' in low bay 60' x 120' in high bay
Loading	(1) 12' x 14' drive-in door (1) 10' x 10' dock door
Electric	200-amp single-phase
Lighting	Mix of LED and 400-watt metal halide
Parking	5 surface parking spaces

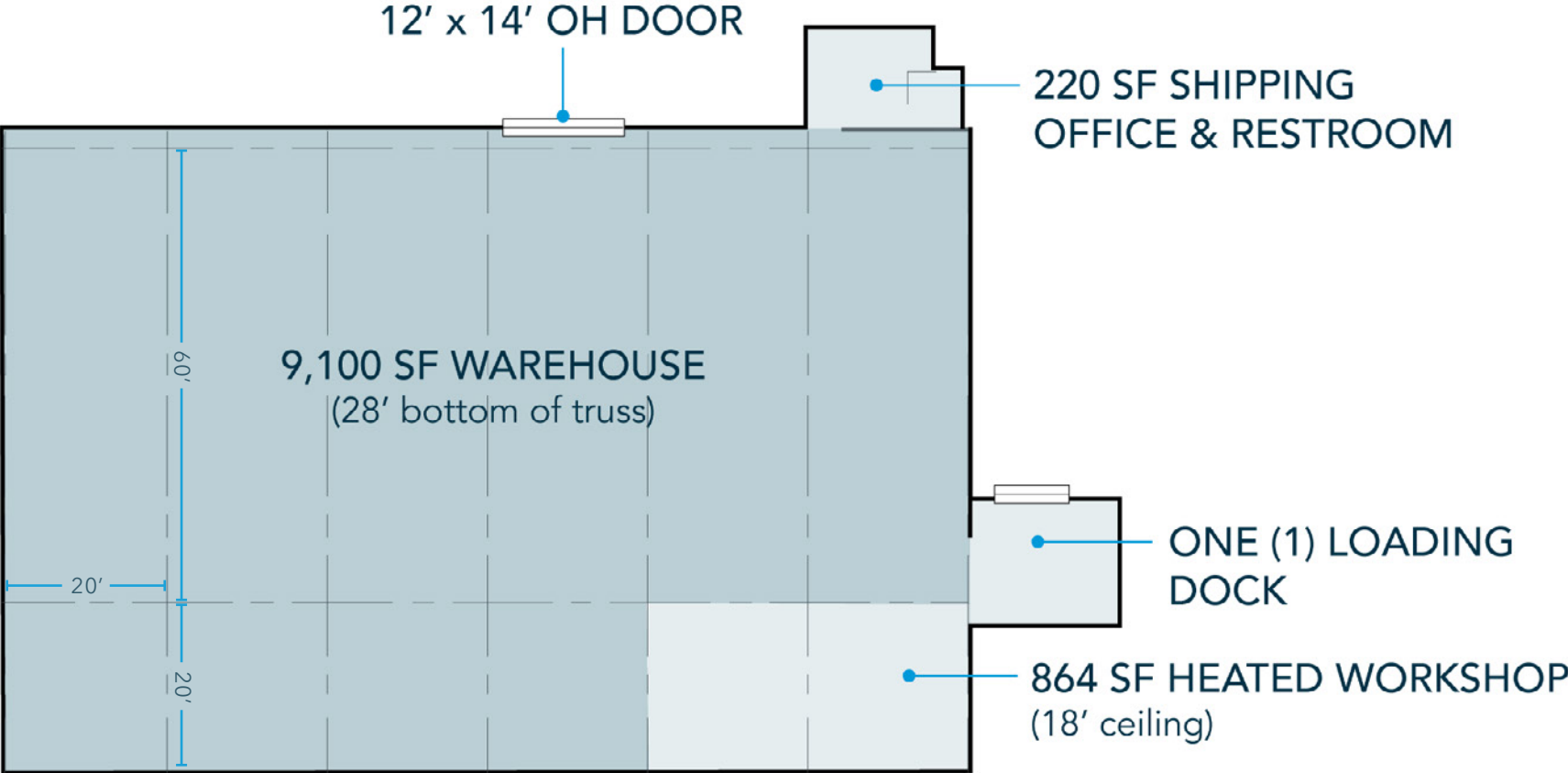


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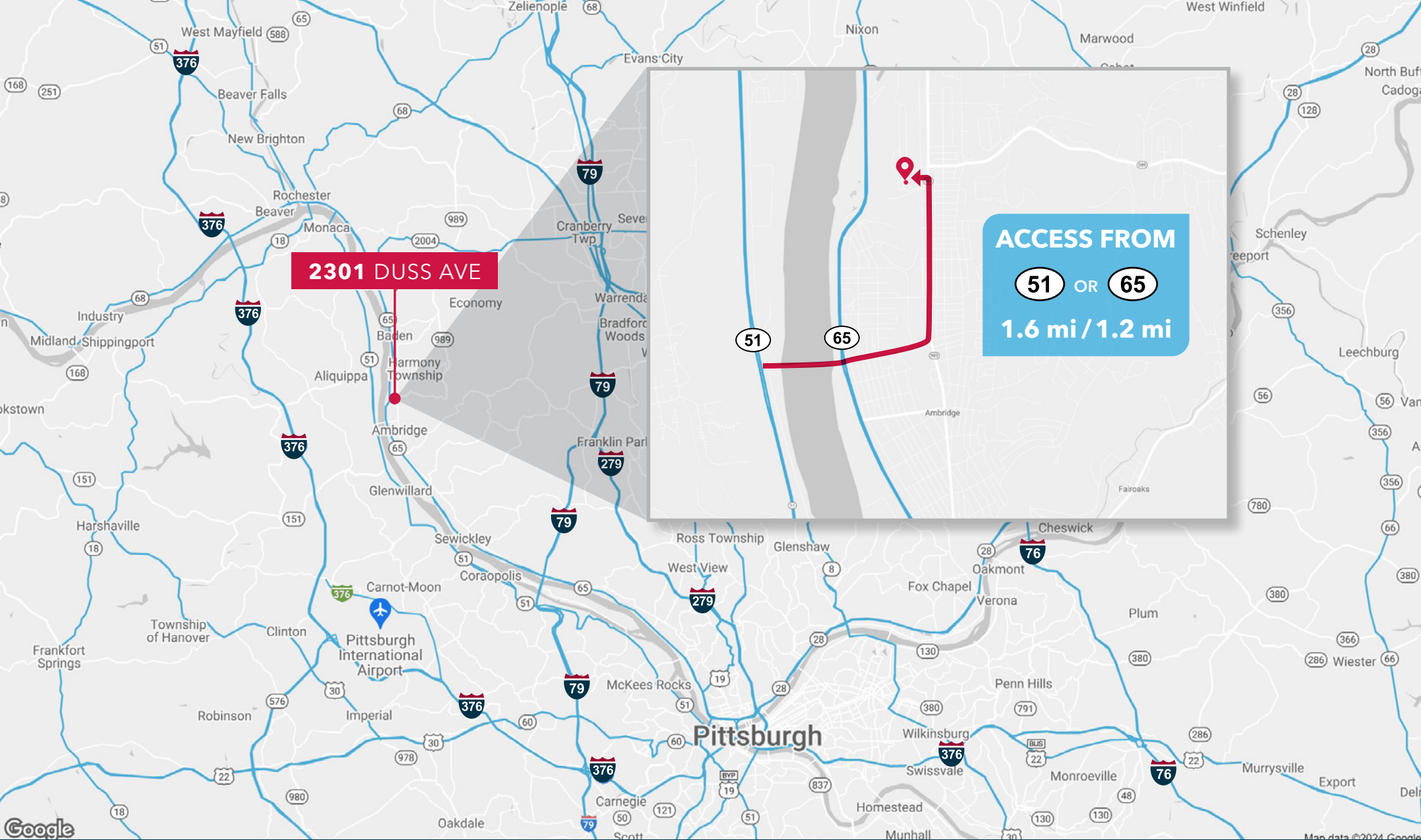
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