

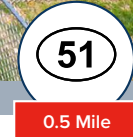
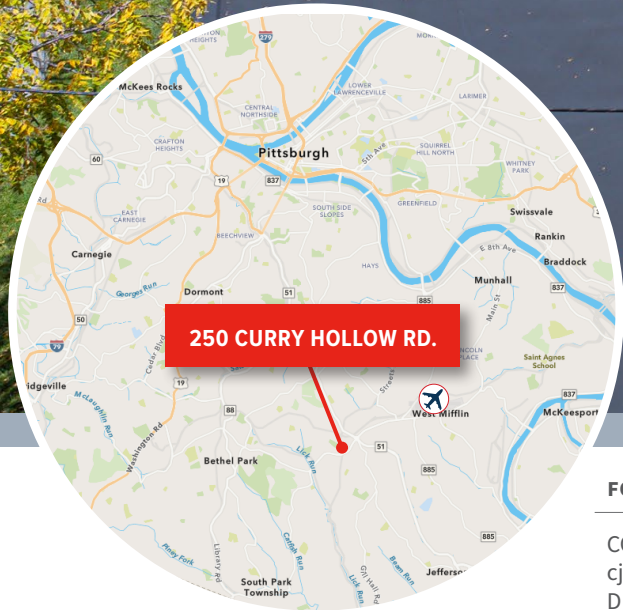
FOR LEASE

# 250 CURRY HOLLOW RD

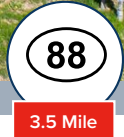
PITTSBURGH, PA 15236 | PLEASANT HILLS BOROUGH | ALLEGHENY COUNTY

**20,501 SF LIGHT INDUSTRIAL BUILDING**

1.5 ACRES OF YARD/OUTDOOR STORAGE 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

**GENFOR**  
REAL ESTATE

FOR LEASE

# 250 CURRY HOLLOW RD

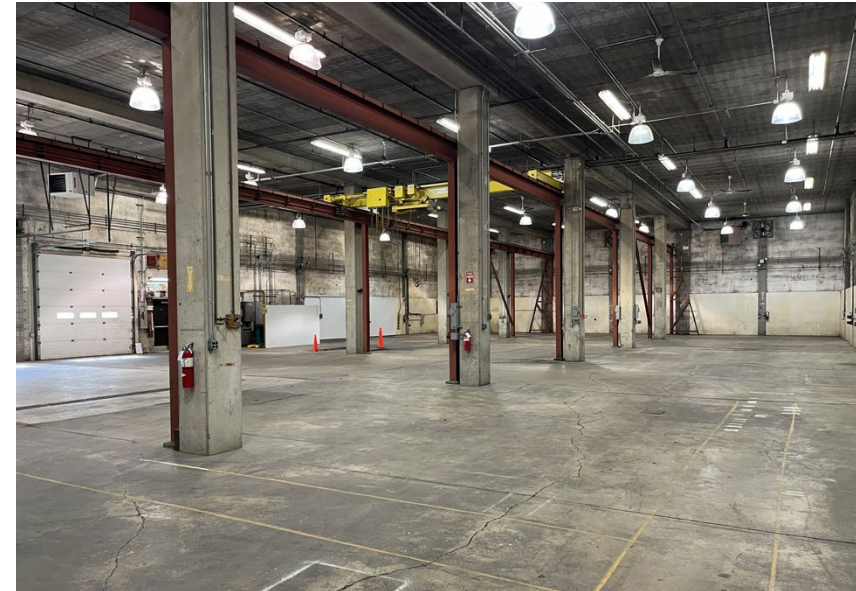
PITTSBURGH, PA 15236 | PLEASANT HILLS BOROUGH | ALLEGHENY COUNTY

20,501 SF LIGHT INDUSTRIAL BUILDING

1.5 ACRES OF YARD/OUTDOOR STORAGE SPACE

## BUILDING SPECS

BUILDING SIZE	20,501 SF Light Industrial Building
OFFICE FEATURES	1,338 SF of open office, cubicle area, private offices and restrooms; plus 387 SF of modular office space and restrooms
OUTDOOR STORAGE / LAYDOWN	<ul style="list-style-type: none"><li>• Approximately 1.5 acres partially stabilized laydown yard/ outdoor storage space</li><li>• Property is fenced and gated (controlled by Tenant)</li></ul>
COLUMN SPACING	22' x 26'
CLEAR HEIGHT	15' clear 20.5' clear under beam; 22' clear to ceiling deck
LOADING	Five (5) drive-in doors 12' x 11'10"   12' x 12'1"   21' x 13'5"   20'4" x 13'5"   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

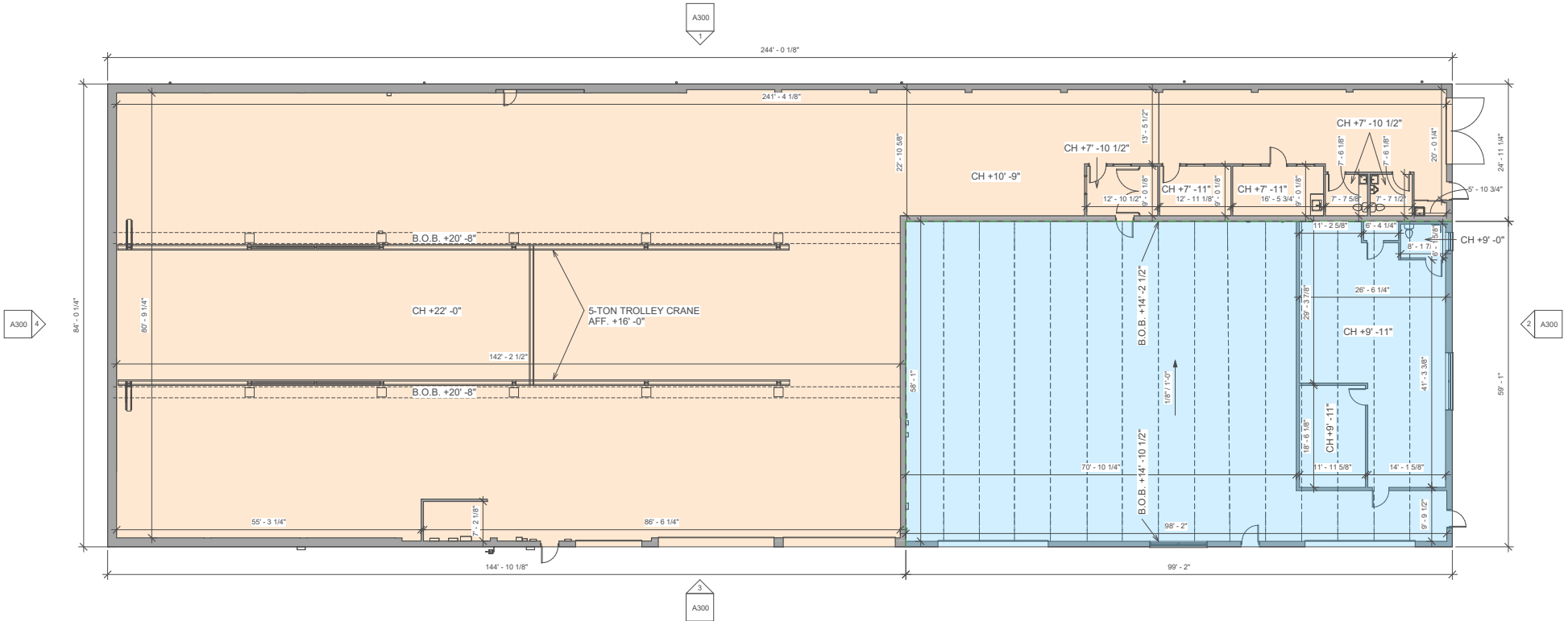


FOR LEASE

# 250 CURRY HOLLOW RD

PITTSBURGH, PA 15236 | PLEASANT HILLS BOROUGH | ALLEGHENY COUNTY

## FLOOR PLAN



② First Floor  
1" = 10'-0"



- 14,642 SF
- 387 SF MODULAR OFFICE SPACE
- 20.5' CLEAR UNDER BEAM
- 22' CLEAR TO CEILING DECK



- 5,859 SF
- 1,338 SF FINISHED OFFICE SPACE
- 15' CLEAR IN THE WAREHOUSE

FOR LEASE

# 250 CURRY HOLLOW RD

PITTSBURGH, PA 15236 | PLEASANT HILLS BOROUGH | ALLEGHENY COUNTY



250 CURRY HOLLOW RD.

Please contact the leasing team for more information:

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

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

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

**GENFOR**  
REAL ESTATE



250 CURRY HOLLOW RD.

All information contained herein has been obtained from sources deemed reliable and Genfor, LLC does not doubt its accuracy; however, Genfor, LLC makes no guarantee, representation or warranty of any kind or nature, either express or limited, with respect to the accuracy or completeness of all or any portion of the information contained herein. Terms of availability of this property are subject to change and this property may be withdrawn without notice.