

FOR LEASE

±40,000 SF

Light Industrial Opportunity

750 Trumbull Drive Pittsburgh, PA 15205

STRUCTURE:

- ±40,000-square-foot, single story building
- 14'6" clear height steel frame; masonry structure
- Approximately two-thirds conditioned
- Compressed air throughout
- Office/assembly area has a lowered false 9' ceiling
- Three (3) sets of M/W restrooms
- All interior partitions are non-load bearing
- Power: 277/480V, 1600AMP, 3-Phase
- Dock Doors: 1 (12'w x 10'h) with leveler
(additional dock positions available)
- Drive-in Doors: 1 (16'w x 13'h)
- Column Spacing: 25' x 40' (approximately)

SITE:

- Onsite paved parking for 40 vehicles, with additional street parking available
- 1.8-acre fenced space
- Extraordinary exposure to the Parkway West (76,000 ADT)
- Convenient access to the CBD, I-376, and I-79
- Zoned Light Industrial (Greentree Borough)
 - Permitted uses: light manufacturing, distribution, warehouse, storage, wholesale establishment, R&D, and laboratory



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Contact our team today for more information.

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