



FOR LEASE
1200 LEBANON RD

29,297 SF
WEST MIFFLIN, PA

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PROPERTY HIGHLIGHTS



IDEAL FOR
TRADITIONAL &
E-COMMERCE
WAREHOUSING &
DISTRIBUTION, AI,
& ROBOTICS R&D



ADVANCED
MANUFACTURING
POTENTIAL



10 MILES FROM
DOWNTOWN
PITTSBURGH



COMPLETELY RENOVATED
WITH NEW ROOF IN
2022/2023



APPROXIMATELY 15
ACRES FOR STORAGE
AND TRAILER PARKING



PROPERTY DETAILS

1200 LEBANON RD | WEST MIFFLIN, PA

AVAILABLE SPACE	29,297 SF
MINIMUM DIVISIBLE	2,464 SF
DOCK DOORS	13
DRIVE-IN DOORS	9
CLEAR HEIGHT	18' - 24'
COLUMN WIDTH/DEPTH	20' x 60'
ROOF	Rubber Membrane
WALLS	Masonry
FLOORS	6" - 8" Reinforced Concrete
YEAR BUILT	1967
YEAR RENOVATED	1994
FIRE SUPPRESSION	100% Dry
LIGHTING	Metal Halide
POWER	Heavy
PARKING	240 Surface Spaces
LAND AREA	52.68 Acres
ZONING	I-1 Heavy Industrial
PARCEL ID	245-M-150 245-R-50
RAIL ACCESS	Serviced by Union Railroad Company
OPEX ESTIMATE	\$0.96/SF

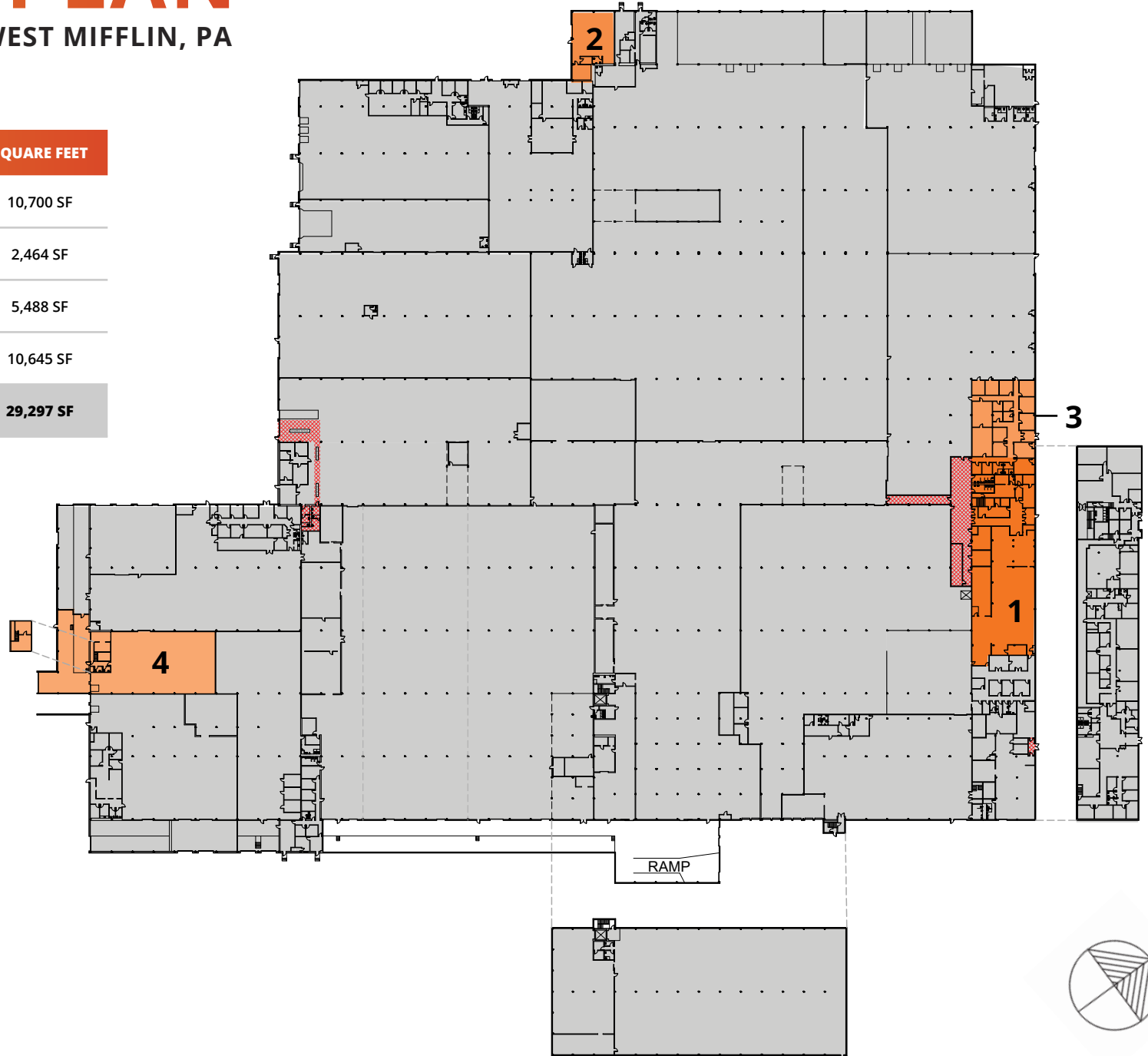
[VIEW A VIDEO OF THIS PROPERTY](#)



FLOOR PLAN

1200 LEBANON RD | WEST MIFFLIN, PA

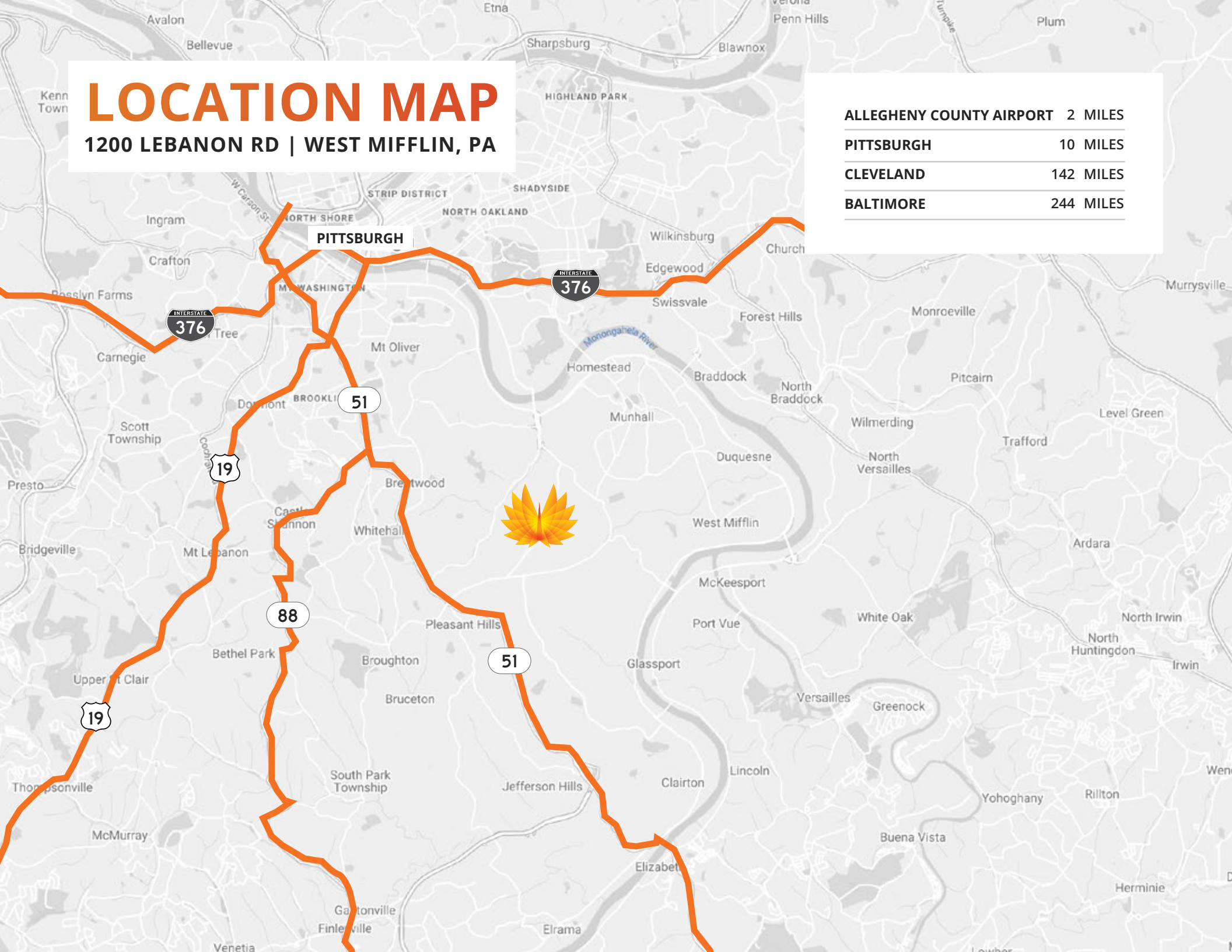
NUMBER	SPACE DESIGNATION	SQUARE FEET
1	AVAILABLE SPACE	10,700 SF
2	AVAILABLE SPACE	2,464 SF
3	AVAILABLE 5/1/2025	5,488 SF
4	AVAILABLE	10,645 SF
TOTAL		29,297 SF



LOCATION MAP

1200 LEBANON RD | WEST MIFFLIN, PA

ALLEGHENY COUNTY AIRPORT	2 MILES
PITTSBURGH	10 MILES
CLEVELAND	142 MILES
BALTIMORE	244 MILES





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