

2301 DUSS AVE
BLDG 14A, AMBRIDGE, PA 15003



**SUBLEASE
AVAILABLE**
INDUSTRIAL BUILDING

BUILDING 14A | 10,184 SF

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PROPERTY SPECS

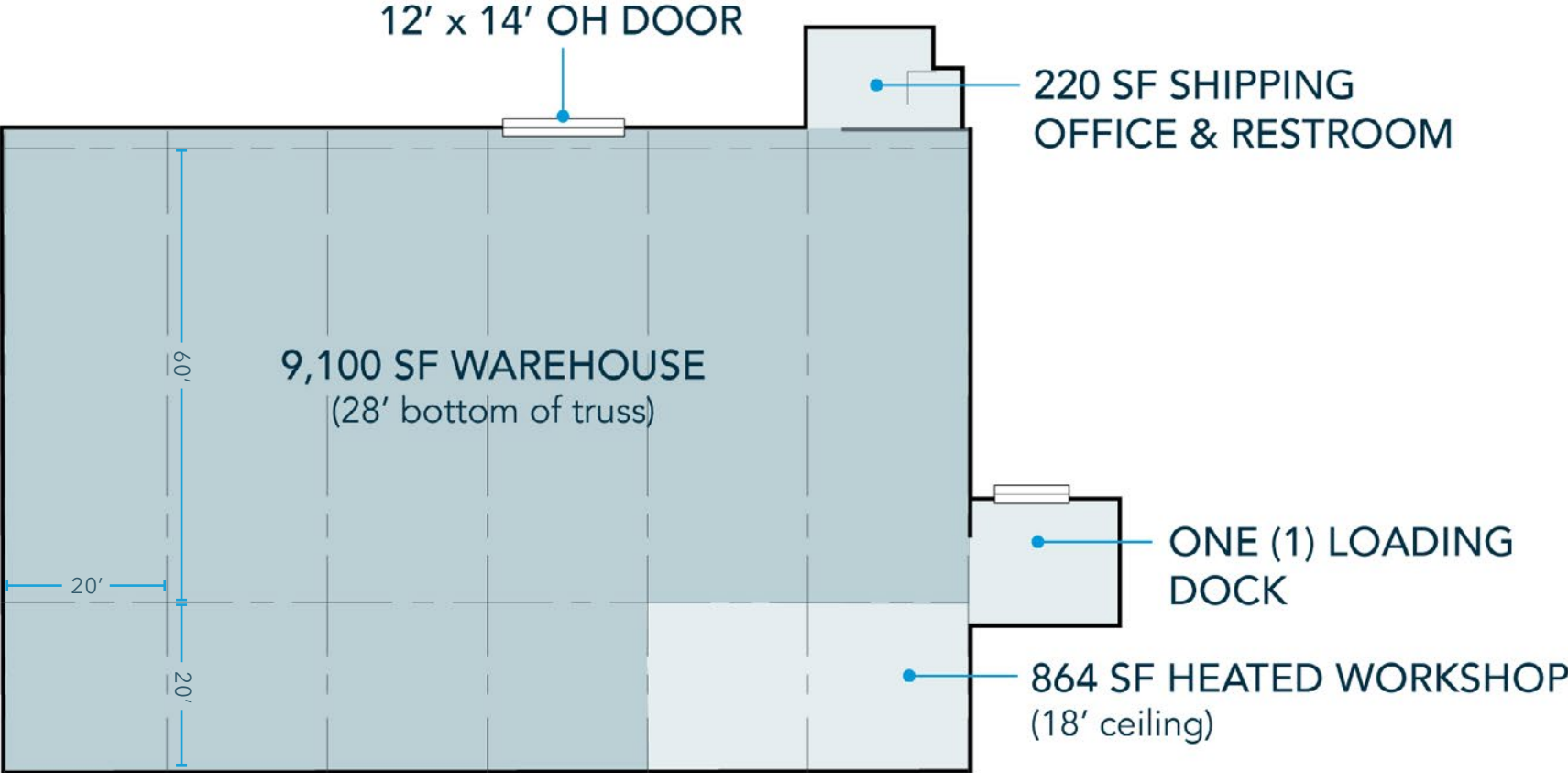
Available Space	10,184 SF - 9,100 SF Warehouse - 1,084 SF Office
Term Through	04/30/2027
Location	Ambridge Regional Distribution & Manufacturing Center
Clear Height	18' - 28'
Column Spacing	20' x 20' in low bay 60' x 120' in high bay
Loading	1 (12' x 14') drive-in door 1 (10' x 10') dock door
Electric	200-amp single phase
Lighting	Mix of LED and 400-watt metal halide
Parking	5 parking spaces



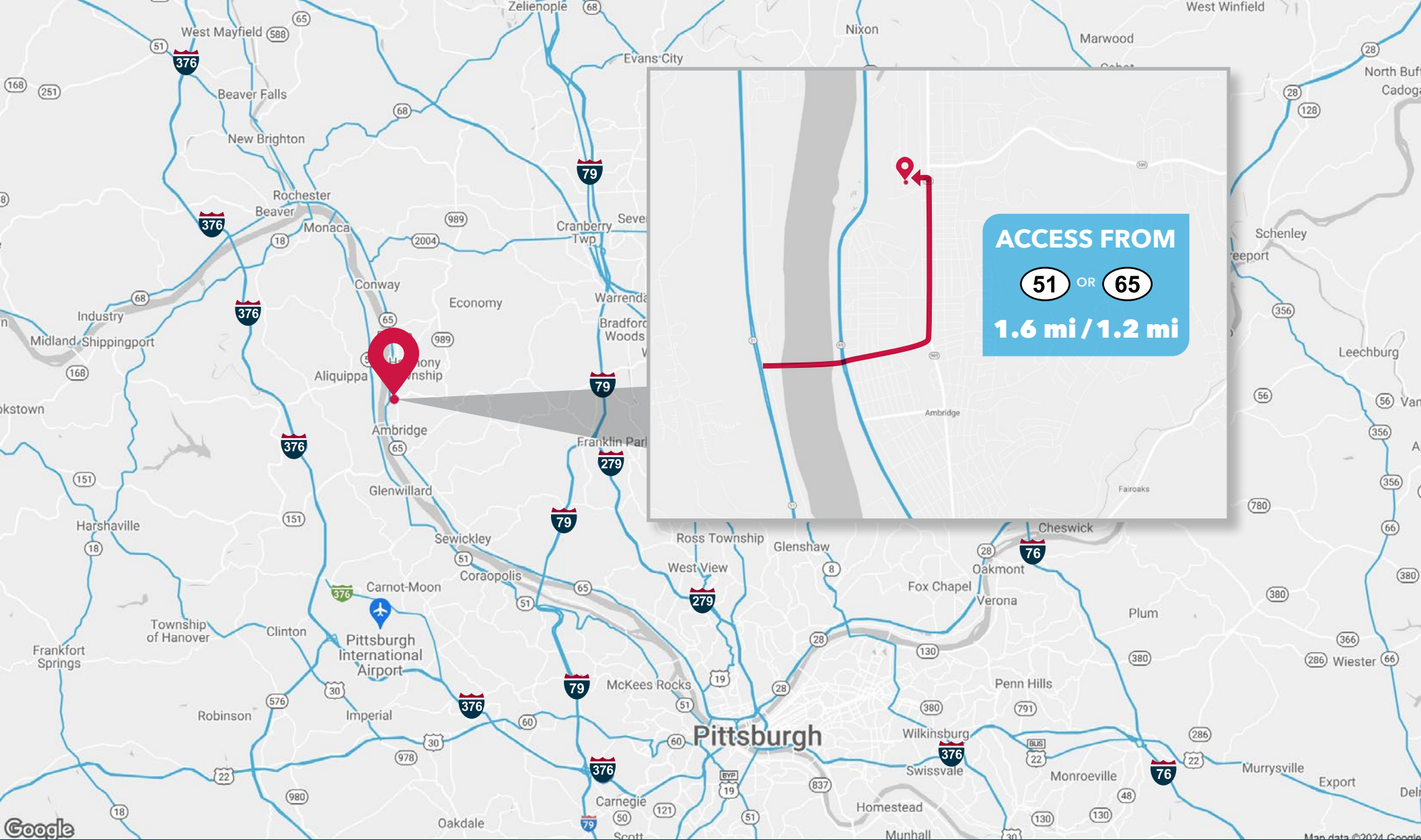
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