

For Sale or Lease

5350 Campbell's Run Road

Pittsburgh, PA, 15205

51,823 SF +/-Light Industrial Space



NEWMARK

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PROPERTY HIGHLIGHTS

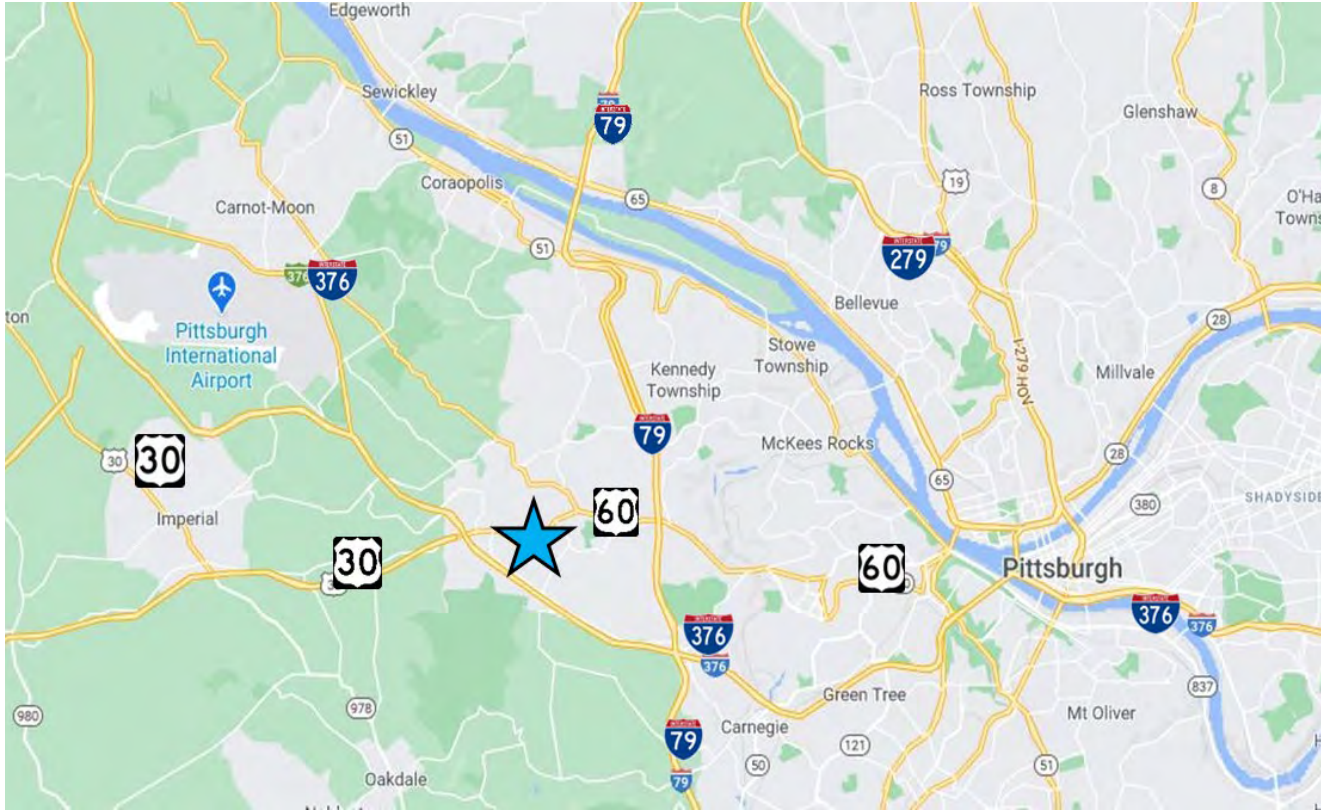
Asking Price	\$6,500,000
Lease Rate	\$8.65/SF NNN
Total Available SF	51,823 SF +/- light industrial/warehouse building on approximately 4.18 acres.
Warehouse/ Manufacturing Area Specs	-23,551 SF +/-: 18'6" clear ceiling height with 28' X 21' column spacing -14,112 SF +/-: 16' clear ceiling height with 28' X 28' column spacing -5,560 SF +/- : 16' clear interior shipping area with storage and 2 double-wide dock-high loading positions (1 well with pit levelers, 1 flush)
Office Area Spec	8,600 SF +/- with restrooms
Ceiling Height	16'-18' 6" clear height
Construction	-Constructed in the 1973; expanded in 1998 and 2002 -Masonry exterior over structural steel framing system
Sprinkler	Wet sprinkler system throughout office/mfg. areas
Parking	Paved parking area for 54 spaces
Docks	3 exterior 8' x 10' dock high doors with levelers
Drive-in Doors	1 - 8' x 10' drive in door
Power	1,600 AMP three-phase electrical service at 240 V, 120/208V, step-up transformer to 480V @ subpanel
Roof	Carlisle type roof over metal deck
Shop Area	Men's and women's restroom/locker areas in shop
Storage	4,000 SF +/- low-ceiling storage area below warehouse expansion area (not counted in RSF)
Zoning	C-4, Planned Office/Limited Industrial District
Occupancy	Available for occupancy on March 1, 2025



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REAL ESTATE TAX ASSESSMENT: \$2,705,000

2024 REAL ESTATE TAXES

Allegheny County	\$12,795 4.73 mills
Robinson Twp.	\$8,656 3.20 mills
Montor School District	\$48,594 17.9638 mills
Total Real Estate Taxes	\$70,045 25.8938 mills

UTILITY PROVIDERS

Electricity	Duquesne Light
Gas	Equitable Gas
Water	Robinson Township
Sewer	Robinson Township

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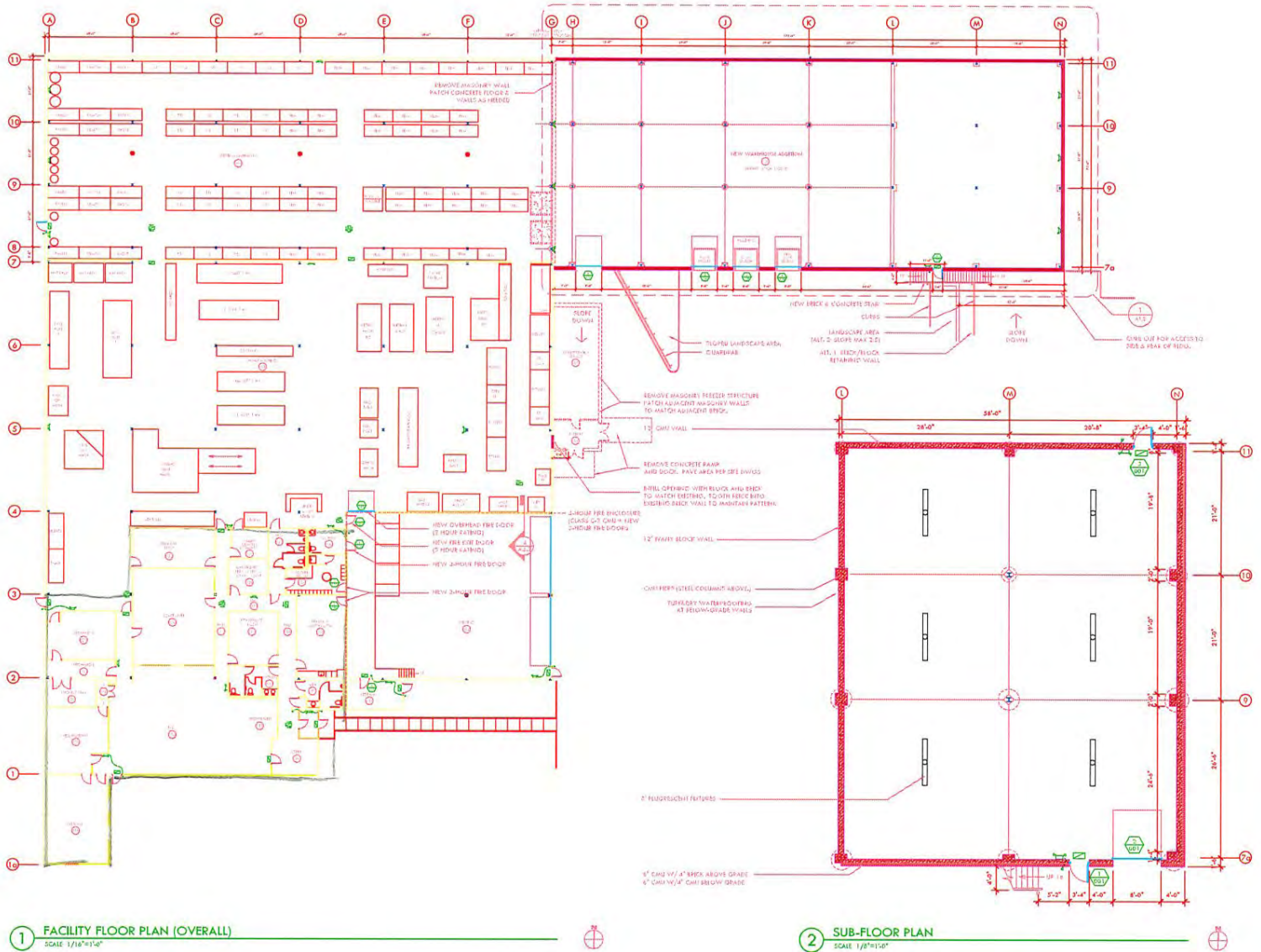
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FLOOR PLAN



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SHOP



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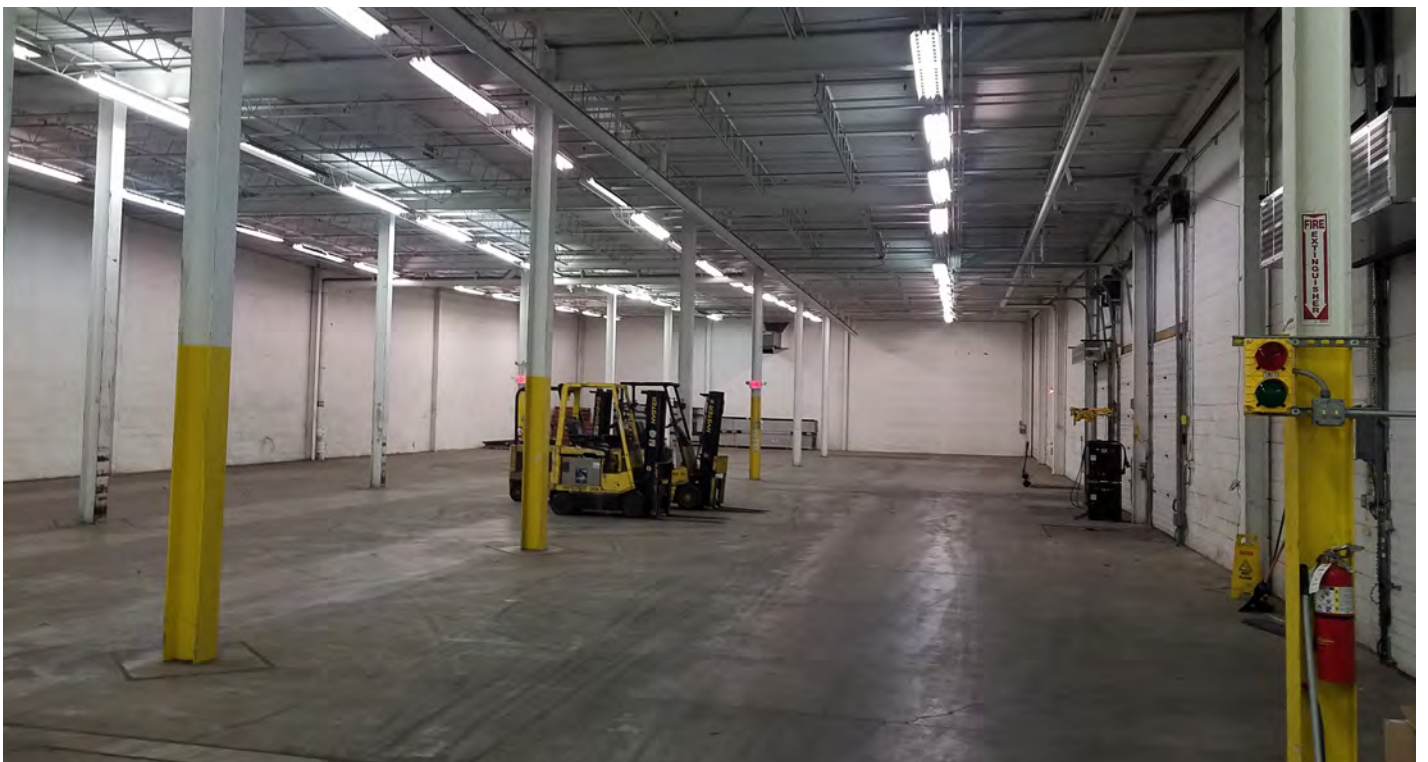
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WAREHOUSE



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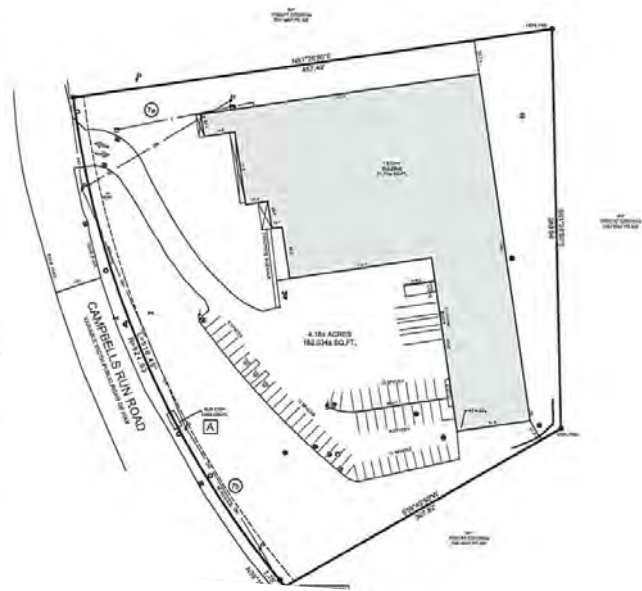
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SITE PLAN



Site plan is approximate



DOCKS AND DRIVE-IN DOORS



SITE AERIAL



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LOCATION AERIAL



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