

FOR LEASE

17 FERRY STREET

LEETSDALE INDUSTRIAL PARK | LEETSDALE, PA 15056



.....
FREESTANDING
INDUSTRIAL
BUILDING
.....
± 1.5 ACRES OF
YARD AREA
(EXPANDABLE)

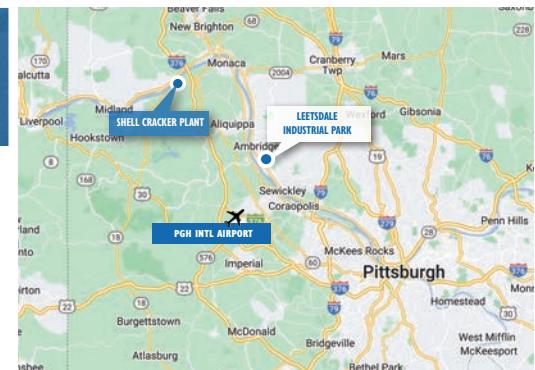


WATCH
PROPERTY
VIDEO

16 DRIVE-IN DOORS FENCED LOT ADJACENT TO THE BUILDING

SPECS

BUILDING SIZE:	24,884 SF (250' x 80'7" Main Floor)
OFFICE:	9,476 SF (includes 4,738 SF finished mezzanine space)
DRIVE-IN DOORS:	Sixteen (16) 14' x 14' drive-in doors with operators
DOCK DOORS:	One (1) 8' x 10' door at dock height to accommodate 53' trailers
CLEAR HEIGHT:	18' - 22'
FLOOR:	8" concrete floor
ELECTRIC:	600 AMPS of 480v, 3-Phase Power
LIGHTING:	T-5 Fixtures in place
OUTSIDE STORAGE:	Approximately 1.5 acre lot adjacent to the building with additional 1.5 acre expansion area available
CONSTRUCTION:	Metal
OTHER:	Pre-engineered structure with provisions for an underhung five-ton crane system. Floor drains in place as well as a wash bay with an Oil Water Separator.



HIGHLIGHTS

- Functional Industrial Space
- Freestanding Building
- Abundant Drive-In Loading
- Secure Yard Area
- Finished Office Space
- Ideal for a wide variety of industrial uses
- Onsite Property Management
- Professional Landlord
- Direct Overpass to PA Route 65 and Less than 10 Minutes to I-79

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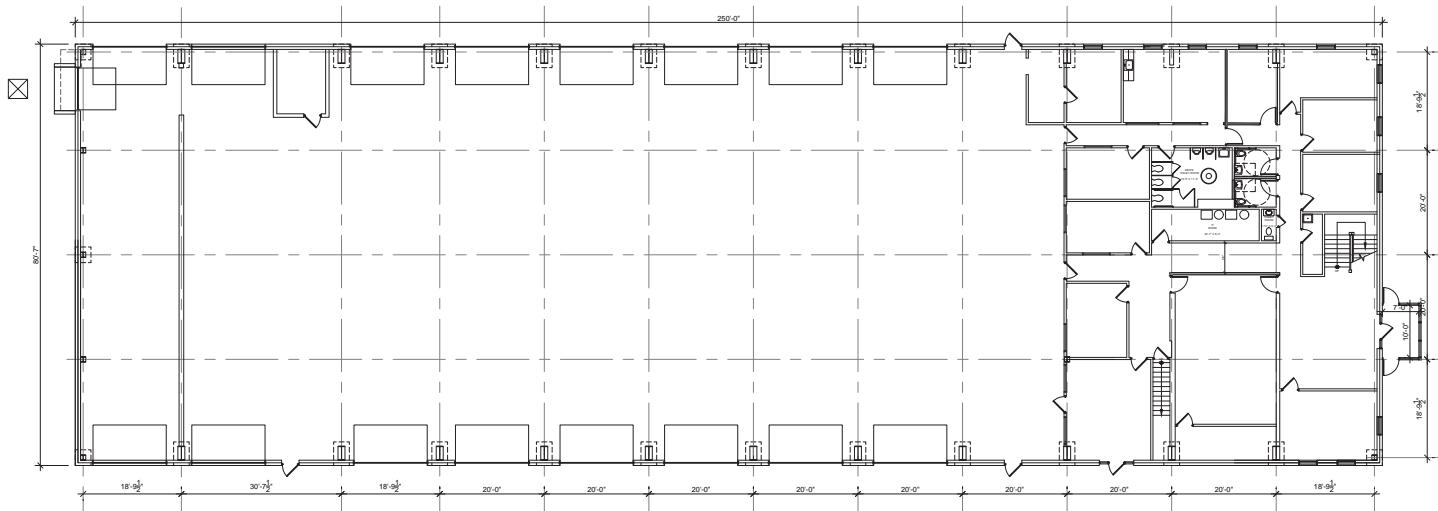


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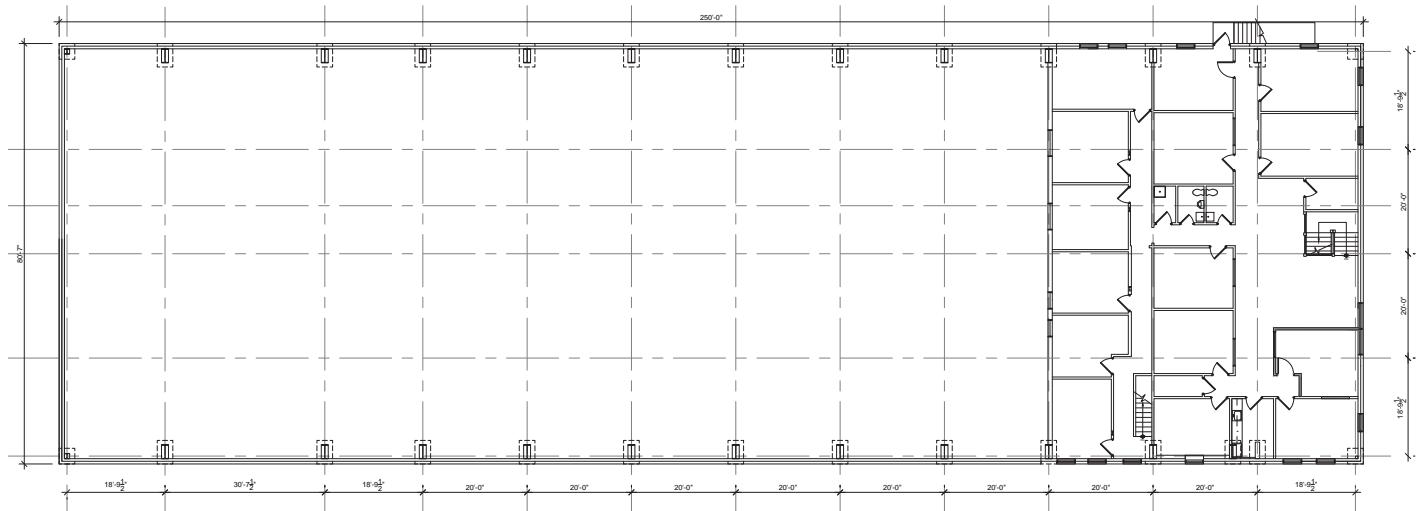
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FIRST FLOOR SHOP AND OFFICE FLOOR PLAN



SECOND FLOOR OFFICE FLOOR PLAN



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