

**67,500 SF Flex**  
**FOR SALE or LEASE**

**4431 Gibsonia Road, Gibsonia, PA**  
Located on Rt 910 in North Suburb of Pittsburgh

**CLASS A LIGHT INDUSTRIAL  
WAREHOUSE & DISTRIBUTION FACILITY**



**EASY ACCESS TO:**  
**I-76 (PA TURNPIKE)**



Harvest Commercial  
Real Estate Services  
[www.harvestcre.com](http://www.harvestcre.com)

**JANINE DILORETO 724.454.4702 | [janined@harvestcre.com](mailto:janined@harvestcre.com)**  
HCRE | 4848 Route 8, Unit 2 | Allison Park, PA 15101

# PROPERTY SPECIFICATIONS

4431 Gibsonia Road, (910) Gibsonia, PA



**+/- 67,500 TOTAL SF**



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# BUILDING SPECS

## Building Information

Building Dimensions	150' x 450'
Bay Spacing	50' x 50'
Clear Height	30'
Walls	Precast Insulated Concrete
Roof	Mechanically fastened TPO 45mil
Floor Slab	7" concrete, unreinforced, 4,000 PSI
Fire Protection	ESFR

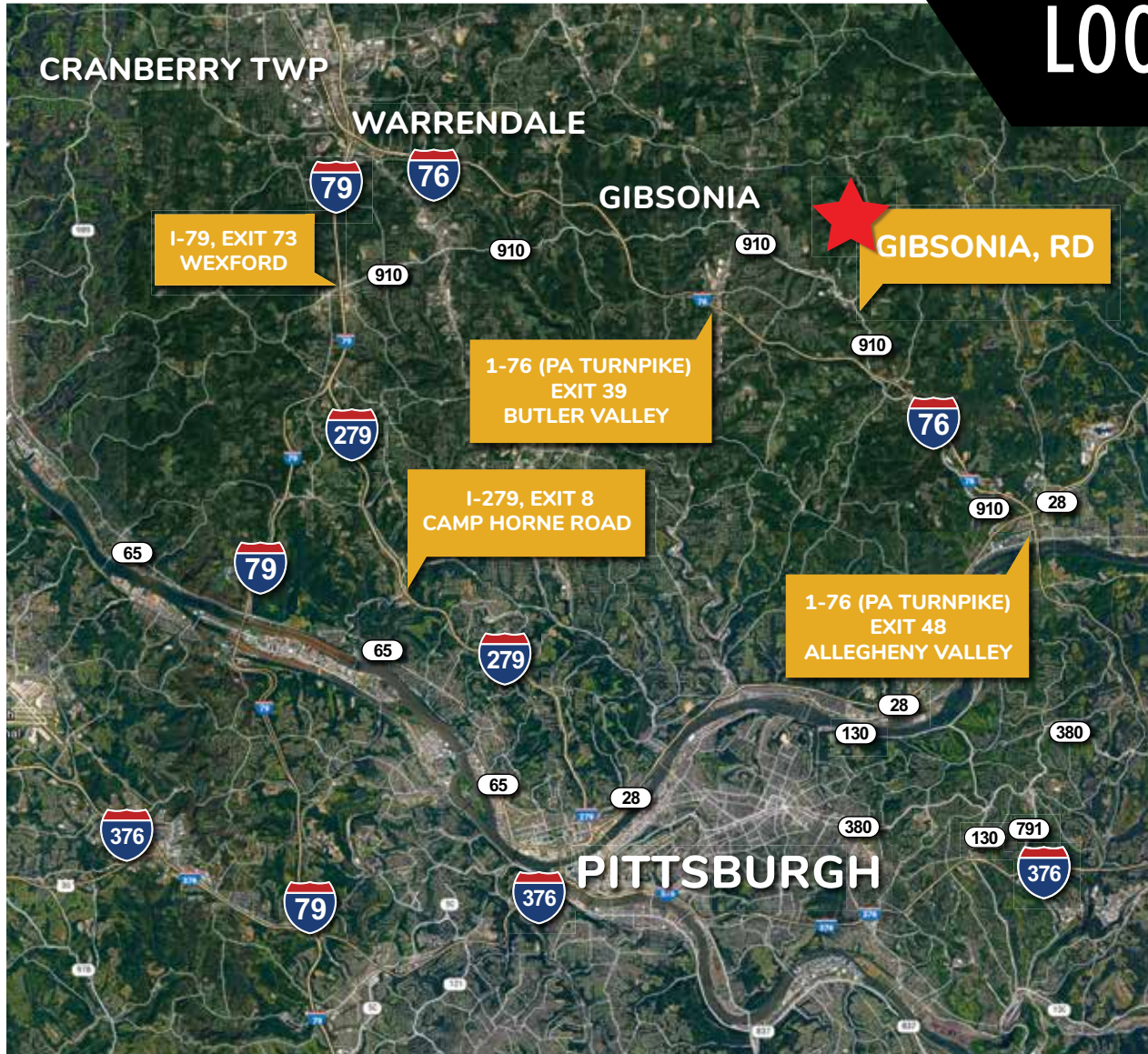
## Site Information

Truck Court	130' with 60' concrete apron and 180' with Trailer Parking
Employee Parking	+/- 119 spaces
Trailer Parking	20 spaces
Dock Doors	TBD based on Tenant Specs
Drive-In Doors	TBD based on Tenant Specs
Loading	Rear loading
Circulation	Counterclockwise around the building





# LOCATION HIGHLIGHTS



- 2.6 MILES** to Route 8 - 5 Minutes
- 3.6 MILES** to 1-76 (PA Turnpike) Exit 39, Butler Valley - 10 Minutes
- 12.5 MILES** to 1-76 (PA Turnpike) Exit 48, Allegheny Valley - 15 Minutes
- 15.9 MILES** to Downtown Pittsburgh - 25 Minutes
- 12 MILES** to I-79 Exit 73, Wexford - 24 Minutes
- 37.1 MILES** to Pittsburgh International Airport - 45 Minutes

