

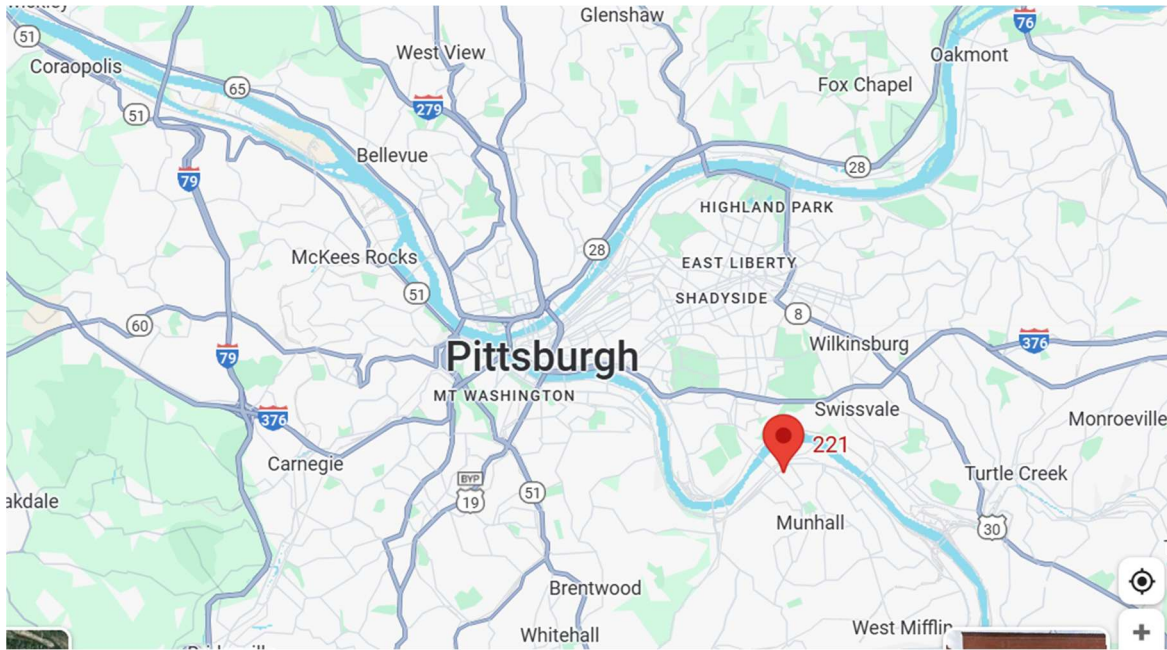
Three-Story Industrial Warehouse

221-223 E 9th Ave, Homestead, PA



Property Highlights

- Three-story industrial warehouse with 4 flexible spaces
- Ceiling heights: 10–11 feet
- 24/7 access
- Each floor features a man door, overhead garage door (drive-in access), and bathroom
- First Floor includes potential office/retail space with new glass storefront
- Mini-offices on upper floors for flex-industrial use
- Gas, electric, and water available on site (utilities not included)
- Tenant allowance/build-out options available for longer leases
- Reduced lease rate available when renting multiple floors
- Minimum lease term: 1 year



Located just 6 miles from Downtown Pittsburgh with easy access to The Waterfront retail center.

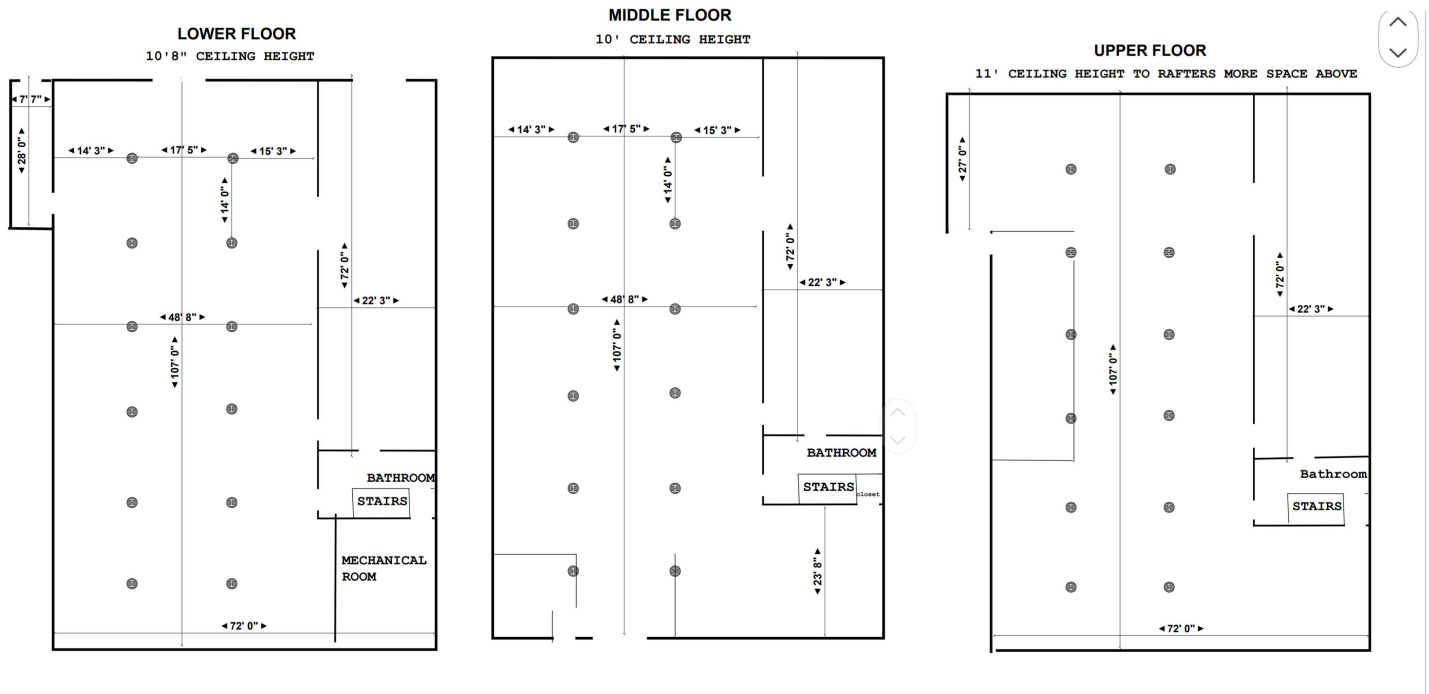
Available Spaces & Lease Rates

Floor / Space	Size (SqFt)	Monthly Rent
Second Floor	8,000	\$3,000
First Floor	8,000	\$3,500
Ground Floor	6,500	\$2,400
Ground Floor (Small)	1,500	\$1,500

Interior Photos



Floor Plans



For Leasing Information

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