



## 6,015 SF WAREHOUSE/FLEX SPACE FOR LEASE

1230 4th Avenue, Coraopolis, Pennsylvania 15108

### CONTACT:

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**SQUARE FEET** 6,015 SF

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**SPACE TYPE** Warehouse/Office/Flex

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**PARKING** Ample Free Parking

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**LEASE RATE** \$14.00/SF, NNN

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**BAKER**  
**YOUNG**  
CORPORATION



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# PROPERTY OVERVIEW

<b>LOCATION</b>	High visibility on main street in Coraopolis. Easy access to I-79 and I-376
<b>OFFICE AREA</b>	Approx. 2,087 SF (private offices, breakroom and restrooms)
<b>WAREHOUSE AREA</b>	Approx. 4,016 SF
<b>HVAC</b>	Gas-fired unit heaters in warehouse
<b>POWER</b>	400 AMP, 240V, 3-Phase
<b>CLEAR HEIGHT</b>	12' in the warehouse
<b>DOCK DOORS</b>	One (1) 15x10 dock door

