



6,015 SF WAREHOUSE/FLEX SPACE FOR LEASE

1230 4th Avenue, Coraopolis, Pennsylvania 15108

CONTACT:

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**BAKER
YOUNG**
CORPORATION

SQUARE FEET	6,015 SF
SPACE TYPE	Warehouse/Office/Flex
PARKING	Ample Free Parking
LEASE RATE	\$14.00/SF, NNN

All information furnished regarding this property for sale, rental, or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



PROPERTY OVERVIEW

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

