

WAREHOUSE/OFFICE SPACE

IMMEDIATE OCCUPANCY



SGRAFTIS BLDG LLC

IDEAL LOCATION

with EASY ACCESS TO I-79 & PARKWAY WEST 1-376

**500 N. BELL AVE.
CARNEGIE, PA 15106**





40,630 SQ. FT. WAREHOUSE

Warehouse Area 40,630 Sq. Ft.

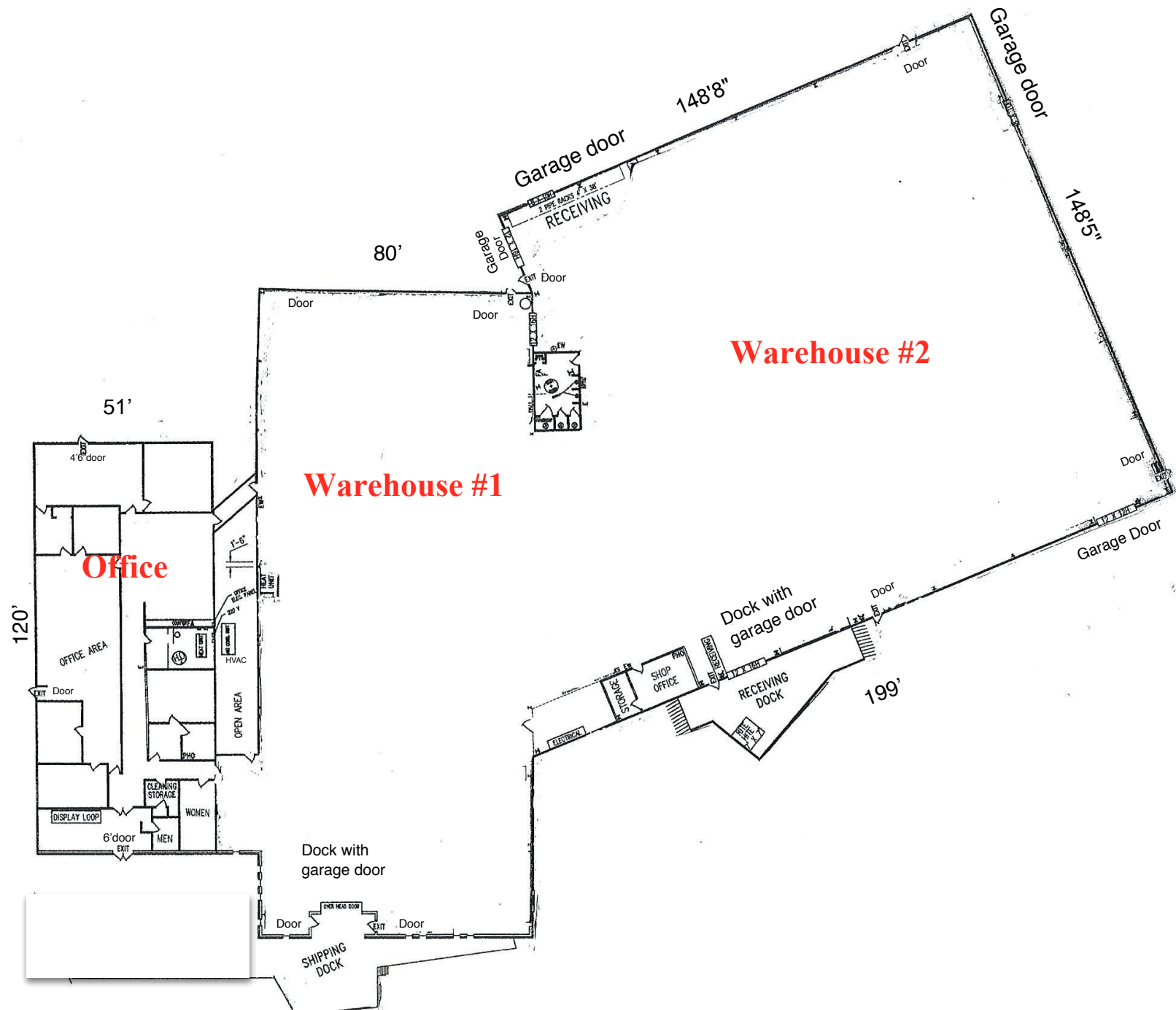
Ceiling Heights 14' & 24'

2 Docks with levelers

4 Drive-in doors

Zoning Light - Manufacturing

Metal Steel Exterior



Warehouse #1

Warehouse #2

Warehouse #1

15,435 Sq. Ft.

Ceiling Height: 14' clear

Dock w/12' x 9' garage door

4 Man doors

6" floor load

20' & 40' column line

1- One-ton crane

Sprinklered

Warehouse #2

25,195 Sq. Ft.

Ceiling Height: 24' Clear

Dock w/12' 16' garage door

4 Man doors

6" Floor load

23' & 25' Column line

2- One-ton cranes

Metal steel exterior

In addition to Warehouse
6,120 sq. ft. OFFICE SPACE



Interior Office Photos

Office Space

Interior Drywall with Paint
Carpet and Ceramic floors
Acoustical Ceiling Tile
Men's and Women's Bathrooms
Sprinklered
Exterior One-story brick HVAC

Free Parking surrounding the building

Office Area: 6,120 Sq. Ft.

SGRaftis Building

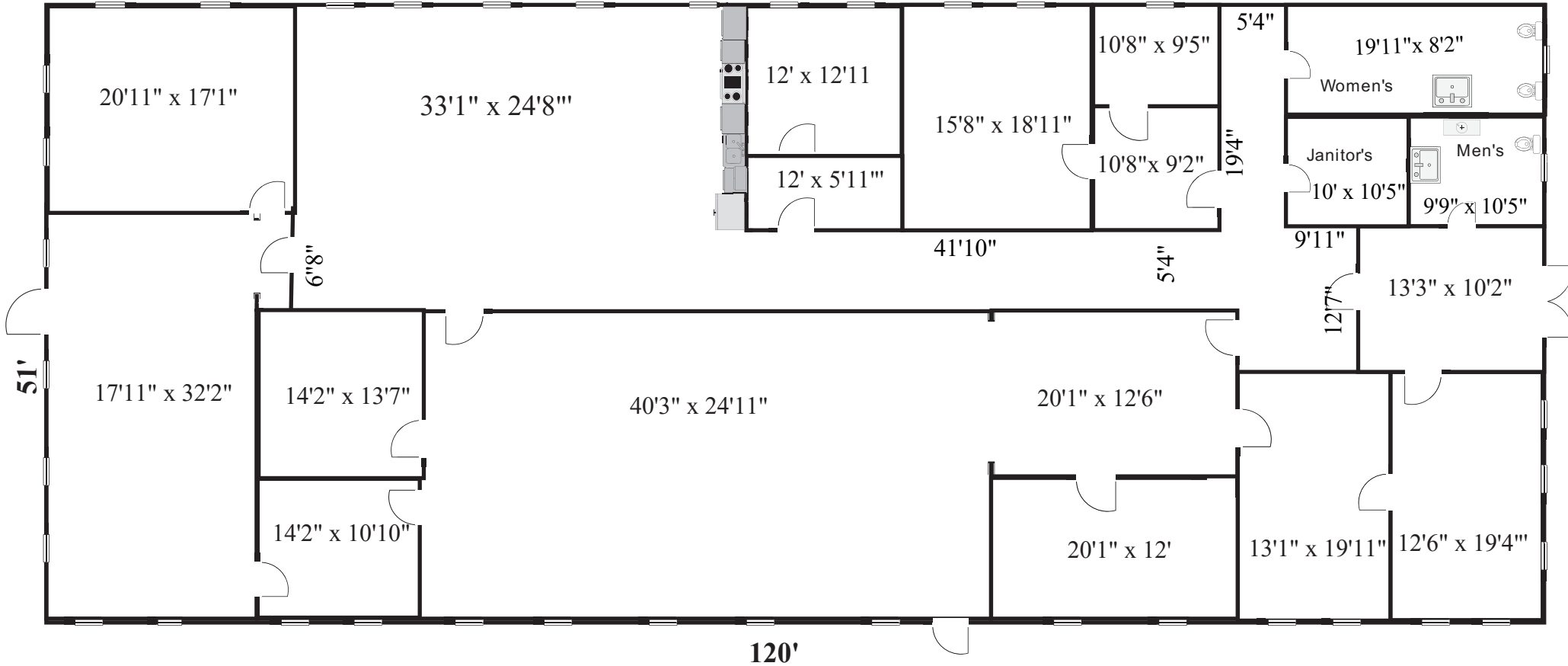
500 N. Bell Avenue

Carnegie, PA 15106

412-276-7400

6,120 Sq. Ft.

(120' x 51')





Carnegie Office Park

600 N. Bell Avenue, Building Two, Suite 170
Carnegie, PA 15106

412-276-7400

LOCATION:

Access - Easy on and off I-376 west (Parkway West) and I-79.
Greater Pittsburgh International Airport..... 20 minutes
Pittsburgh..... 7 minutes
I-79..... 2 minutes to Erie/Washington, PA
Route 60.....7 minutes
Convenient, FREE parking.

TRANSPORTATION:

100 West Bus Way – Bell Avenue Station – Within ¼ mile.

DEVELOPMENT SITE:

Eighty-five (85) acres improved with seven buildings. 50 contiguous acres are available for future build-to-suit office buildings.

AMENITIES:

Exposure from I-376 (Parkway West). Daily, at least 200,000+ cars pass the Office Park.
Fiber-Optics cable access on premises.
Easy access to Parkway West, Rosslyn Farms ramp...no traffic delays.

POSTAL SERVICE:

Post office within 1 mile.
Mail boxes and overnight Fed Ex delivery boxes on-site.

BANKS:

Citizen's Bank, PNC Bank, Pittsburgh National Bank, WesBanko. (Located within one mile.)

RESTAURANTS:

All Fast-Food Restaurants	Carnegie, Crafton, Greentree,	1-2 miles
El Pollon	335 East Main Street, Carnegie, PA	.9 miles
Café Delhi	205 Mary Street, Carnegie, PA	1.1 miles
Sunset Pizza & Grille	38 East Main Street, Carnegie,	1.1 miles
LeoGreta	301 West Main Street, Carnegie	1.4 miles
Carnegie Coffee Company	132 East Main Street, Carnegie	1.5 miles
Seoul Korean BBQ	525 West Main Street, Carnegie	1.6 miles
The Olive Garden	971 Green Tree Road, Greentree	3 miles

HOTELS & MOTELS:

Extended Stay America	520 N. Bell Avenue, Carnegie	On Site
Hampton Inn	555 Trumbull Drive, Greentree	1.7 miles
Double Tree by Hilton	500 Mansfield Ave, Greentree	1.8 miles
Crowne Plaza Pittsburgh West	401 Holiday Drive, Greentree	1.8 miles
Holiday Inn Express	875 Greentree Road, Greentree	2.5 miles

Vist our website: www.carnegieofficepark.com

SGRaftis Building LLC
500 N. Bell Avenue
Carnegie, PA 15106
Allegheny County, Carnegie Borough, Carlynton School District

2024 Property Taxes: (Millage @ \$1,000)

ALLEGHENY COUNTY	0.004730
CARNEGIE BOROUGH	0.00750
CARLYNTON SCHOOL DISTRICT	0.02850820

WAGE/EARNED INCOME TAX 1%
 (Based on employee residence location - Standard is 1%)

EMERGENCY & MUNICIPAL SERVICES TAX \$ 52.00

BUSINESS PRIVILEGE TAX (9 or fewer employees) \$ 350.00
 (10 - 19 employees) \$ 700.00
 (20 or more employees) \$ 1,000.00

POPULATION (2020 Census) 8,134

WATER - PA American Water Co. 1-800-565-7292
 GAS - Peoples Natural Gas 412-395-3050
 ELECTRIC - Duquesne Light Co. 412-393-7300
 SEWAGE - Jordan Tax Service 412-835-5243 x4
 (On behalf of Carnegie Borough)

CABLE/TELEPHONE - Xfinity Comcast 1-800-316-1619
 - Verizon 1-800-479-1919

REFUSE - Republic Services 412-429-2600
 - Waste Management 1-866-566-6884

FIRE/AMBULANCE Non-emergency 412-279-6911

POLICE Non-emergency 412-279-6911

BOROUGH TAX INFORMATION- Contact Jordan Tax Svc 724-731-2311

WAGE TAX INFORMATION- Contact Jordan Tax Svc 724-731-2311