

FOR LEASE

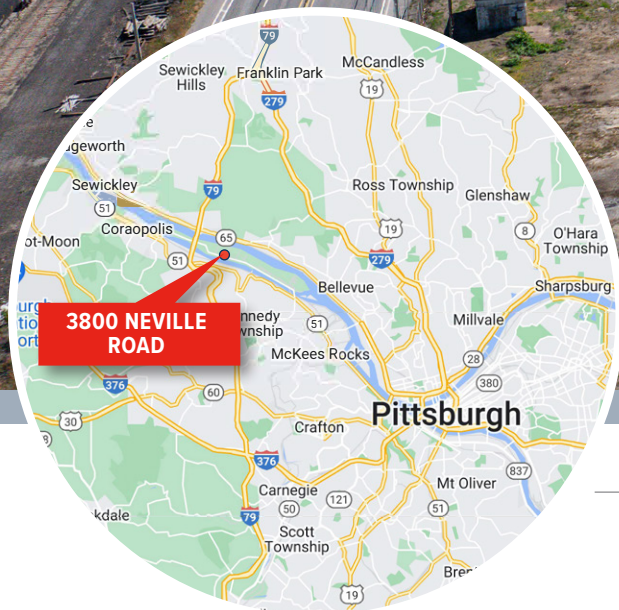
# 3800 NEVILLE ROAD

3800 NEVILLE ROAD, PITTSBURGH PA 15225

## 22,486 SF AVAILABLE

CRANE SERVED INDUSTRIAL BUILDING & YARD

**RARE 5 ACRE YARD OPPORTUNITY  
ON NEVILLE ISLAND**



1.5 miles



2.3 miles



2.5 miles

### FOR MORE INFORMATION:

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**GENFOR**  
REAL ESTATE



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## BUILDING SPECS

CRANE SERVED INDUSTRIAL BUILDING & YARD

## BUILDING SPECS

BUILDING SIZE	22,486 SF
OFFICE SPACE	1,000 SF of private offices, a locker room, and restrooms
OUTDOOR STORAGE / LAYDOWN	Approximately 5 acre partially fenced and lit lot adjacent to the building
COLUMN SPACING	50' typical bay spacing; clear span
CLEAR HEIGHT	Primarily 21' – 22' under beam; 16' under hook Approximately 70' x 85' area that is 50' clear height
DRIVE-IN DOORS	Nine (9) drive-in doors: two (2) 20' x 20' doors; three (3) 14' x 16' doors; two (2) 12' x 15' doors; one (1) 10' x 15' door; one (1) 10' x 10' door
CRANES	One (1) 5-ton crane
WAREHOUSE HVAC	Gas-fired heat in the warehouse space
LIGHTING	LED
POWER	480v, 3-Phase
FLOOR SLAB	Reinforced concrete
ROOF	Metal
LOCATION	<ul style="list-style-type: none"><li>• 1.5 Miles to I-79</li><li>• 2.3 miles to Route 51</li><li>• 2.5 miles to Route 65</li><li>• 10 Miles to I-376</li><li>• PGH CBD 8 miles</li></ul>
OTHER	<ul style="list-style-type: none"><li>• Additional parking space in the rear of the property equipped with an operational truck scale</li></ul>



**APPROX. 5 ACRES OF OUTDOOR  
STORAGE / LAYDOWN YARD**

## LOCATION HIGHLIGHTS

- Excellent access to I-79 & I-376 as well as Route 65 and Route 51
- Strong area for industrial development on Neville Island
- In close proximity to various industrial companies



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## **PROPERTY OUTLINE**

**22,486 SF AVAILABLE SPACE &  
5 ACRES YARD**





# 3800 NEVILLE ROAD

## FLOOR PLAN - LEVEL 1

## Level 1

A1	$1/16'' = 1'-0''$
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LOCAL ACCESS MAP

EXCELLENT CENTRAL LOCATION





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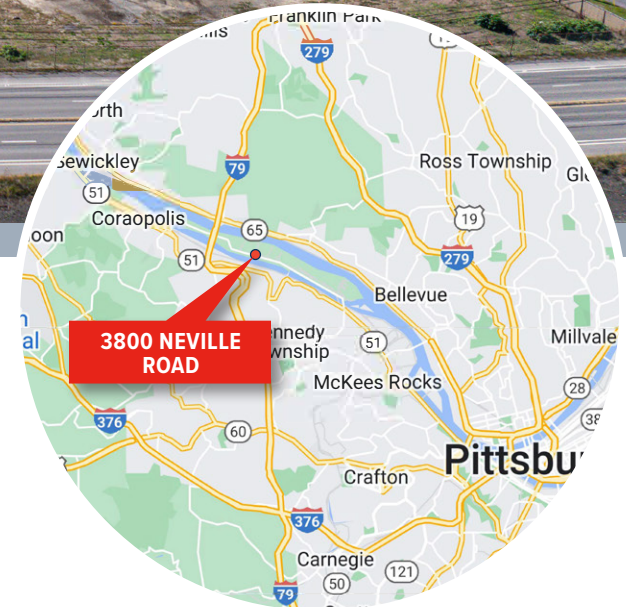
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