

FOR LEASE



Blawnox Warehouse Space

500 Fountain Street, Blawnox, PA 15238



Location Description

Located in the Route 28 Corridor in Blawnox, PA. Convenient access to the Harmarville exit off of the PA Turnpike.

Property Highlights

- Up to 41,400 SF Available
- 16,500 SF of Manufacturing Space: (2) 10-ton cranes, (2) drive-in doors, 35'-40' ceiling height, and 1,450 SF office space
- 24,900 SF of Warehouse Space: (1) drive-in door, (1) dock door, 13'-16' ceiling height
- Property on 5.6 Acres



Offering Summary

Lease Rate:	\$5.00 SF/yr (Gross)
Available SF:	41,400 SF
Building Size:	129,000 SF

PRESENTED BY:

SCOTT LONG

O:412.391.3500 | C:412.398.2831

slong@penncom.com



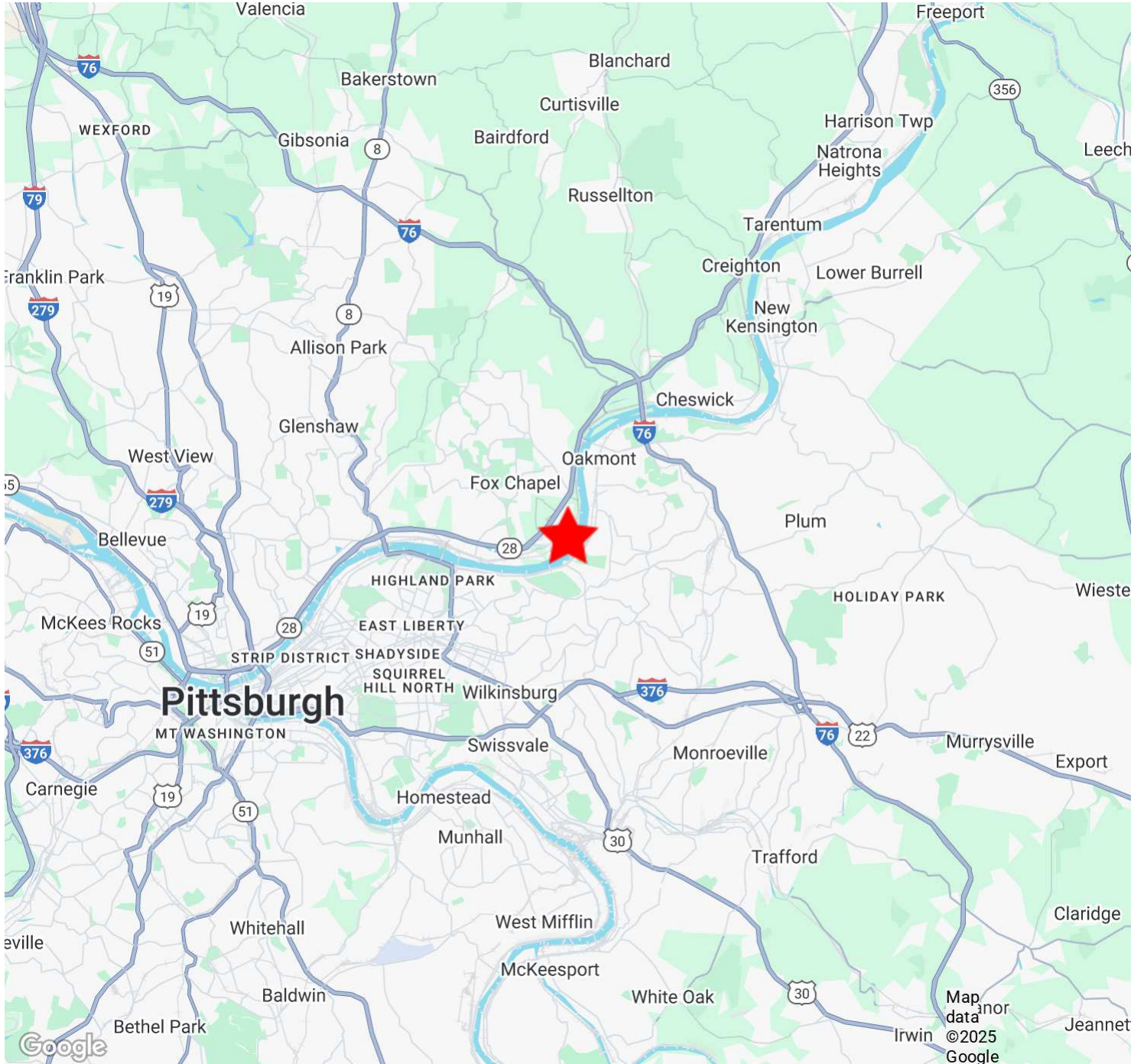
**PENNSYLVANIA
COMMERCIAL
REAL ESTATE INC.**

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PENNCOM.COM



ABT Facility
 500 Fountain Street
 Pittsburgh PA 15238

<i>Township/Boro/Ward</i>	<i>County</i>	<i>Building Number</i>
Blawnox	Allegheny	500Fountain

Building and Land Data

Gross SF: 129,000
 Floors: 1
 Dimensions: 1,095 x 122
 Lot Size: 5.54 acres
 Parking: Ample
 Ind. Intended Use: Manufacturing
 Ind Present Use: Manufacturing
 Year Built:
 Year Renv:
 Construction: Metal

Building Details

Truck Height: 1	Ceiling: 13' - 40'
Grade Level: 3	Zoning: I-1
Column Spacing: Mixed	Sprinklers: N
Elevators: N	Rail: N
Barge: N	Cranes: Y - Two (2) 10-ton cranes

Utilities

Heat in Warehouse: Radiant
 Freezer or A/C in Warehouse: N
 HVAC in Office: Y
 Lighting Type: Mixed
 Electric Company: Duquesne Light
 Amps: Volts: 480 Phase: 3
 Gas Company: Equitable
 Sewer Company: Alcosan
 Water Company: Blawnox

Pricing

Tax Amount:	Office Rental Rate:
Rent per Month:	Warehouse Rental Rate:
Gross/Net: Gross	Blended Rental Rate:
Escalations: Taxes & Ins.	Rental Price/SF: \$5.00
Sale Price:	Smallest Division: 6,000sf
Sale Price/SF:	Largest Division:: 24,900sf

Availabilities

Available SF: 41,450	Office SF: 1,450	Warehouse SF: 40,000	Possession Date: 30-60 days
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