

**NOW LEASING**



**1000 GREGG STREET - BUILDING 5A | CARNEGIE, PA**

64,000 SF AVAILABLE - 59,800 SF WAREHOUSE | 4,200 SF OFFICE

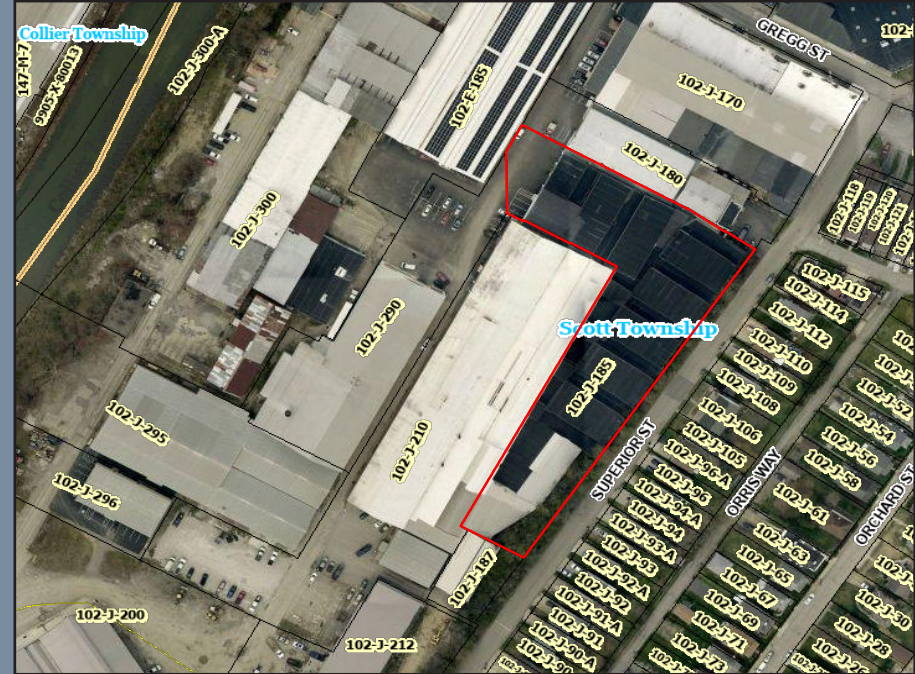
# PROPERTY OVERVIEW

## PROPERTY SPECS

Size:	Approximately 64,000 SF Total - 59,800 SF Warehouse & 4,200 SF Office
Ceiling Height:	15' - 16'3" to beam; 27'9" to deck
Loading:	Four (4) total loading docks, including one (1) drive-in
Lighting:	LED Panel Fixtures (Upgraded in 2025)
HVAC:	Unheated warehouse; office area served by a dedicated HVAC units
Electric Service:	3 Phase Electrical Service
Parking:	Dedicated spaces in front of the Building with ability to park additional vehicles within the warehouse areas
Roof Type:	Rubber membrane roof
Zoning:	I-1 General Industrial (Scott Twp)

## PROPERTY HIGHLIGHTS

- Versatile +/- 64,000 SF warehouse with efficient layout to accommodate a wide range of uses
- Efficient loading configuration with three internal dock positions, including one drive-in, for operational flexibility
- Upgraded LED lighting and 3-phase electrical service supporting modern industrial users
- Up to 27'9" clear height suitable for racking, storage, and light manufacturing
- I-1 General Industrial zoning allowing for a broad range of permitted uses
- Dedicated parking with the ability to accommodate additional vehicles via tandem parking
- Strategic location with convenient access to Downtown Pittsburgh and the Pittsburgh International Airport via I-376

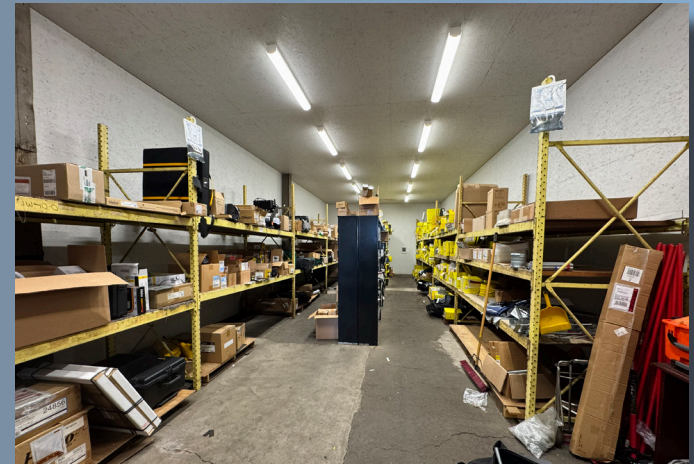
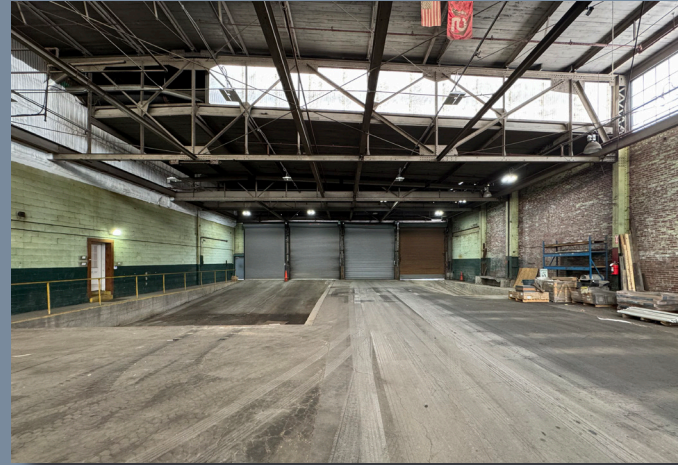


## LEASE RATE

\$5.95/SF Modified Gross

1000 Gregg Street - Building 5A

# WAREHOUSE PHOTOS



1000 Gregg Street - Building 5A

# FIRST FLOOR (OFFICE)

Private Office



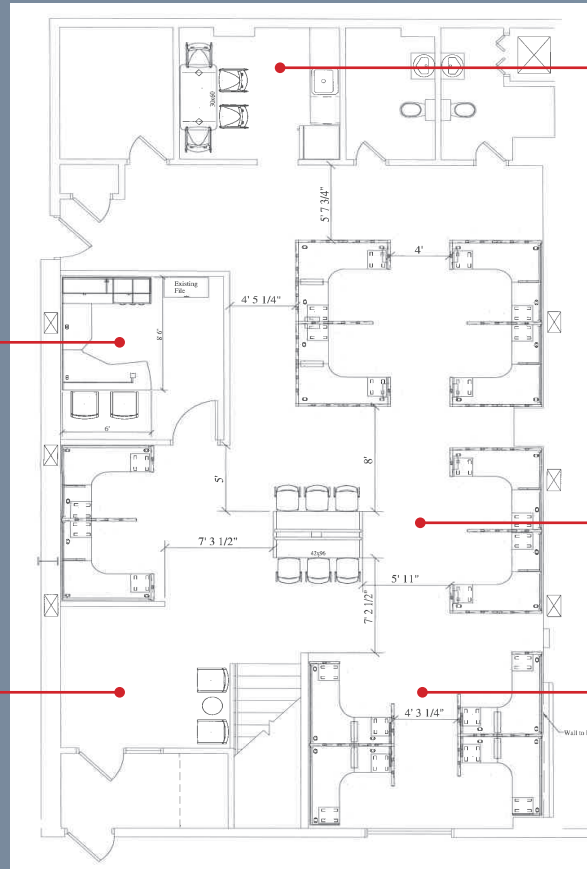
Kitchen / Breakroom



Office Entrance



Open Office Area



1000 Gregg Street - Building 5A

# SECOND FLOOR (OFFICE)

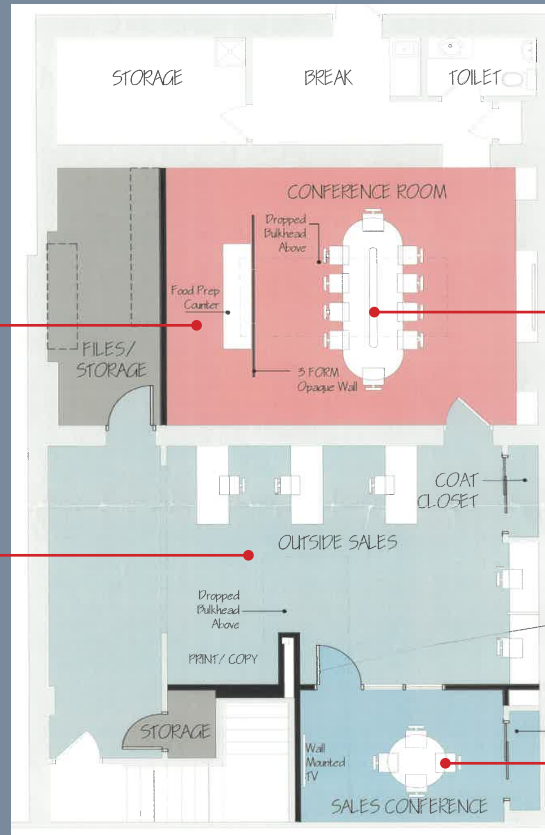
Kitchenette



Conference Room



Open Office Area

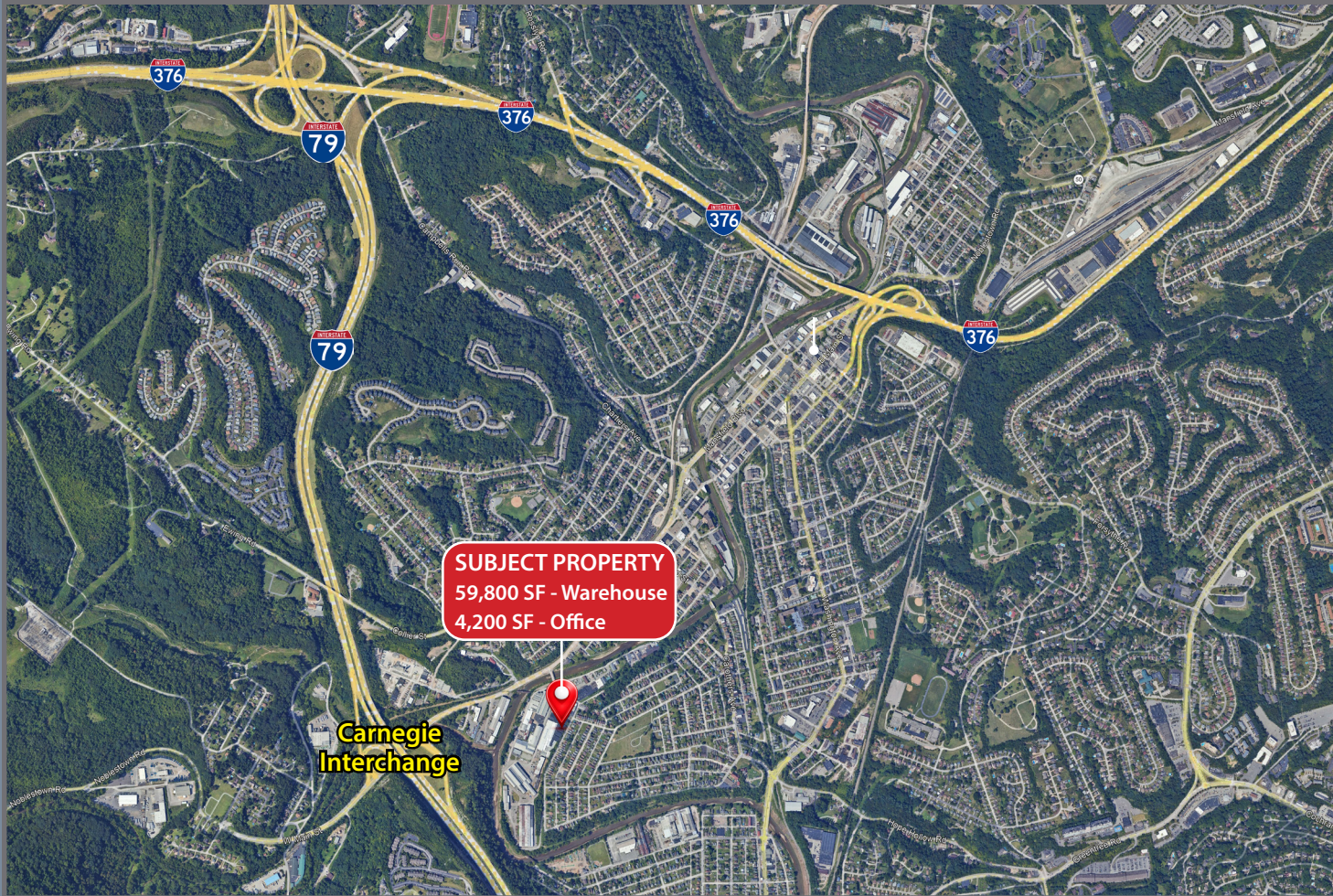


Sitting Area



1000 Gregg Street - Building 5A

# PROPERTY LOCATION



For more information please contact:

**Joseph F. Tosi, SIOR**

Executive Vice President

412.261.0200, ext 3471

[jtosi@oxfordrealtyservices.com](mailto:jtosi@oxfordrealtyservices.com)

**Taylor N. Iaboni**

Vice President

412.261.0200, ext 3493

[tiaboni@oxfordrealtyservices.com](mailto:tiaboni@oxfordrealtyservices.com)

**Oxford Realty Services, Inc.**

2865 Railroad Street, Suite 202

Pittsburgh, PA 15222

[www.oxfordrealtyservices.com](http://www.oxfordrealtyservices.com)

## LOCATION HIGHLIGHTS

- Minutes to I79 & I376 Interchanges
- 9 Miles to Central Business District
- 13 Miles to Pittsburgh International Airport

1000 Gregg Street - Building 5A

**OXFORD**

[www.oxfordrealtyservices.com](http://www.oxfordrealtyservices.com)