



FOR LEASE

23,300 SF

INDUSTRIAL BUILDING

10

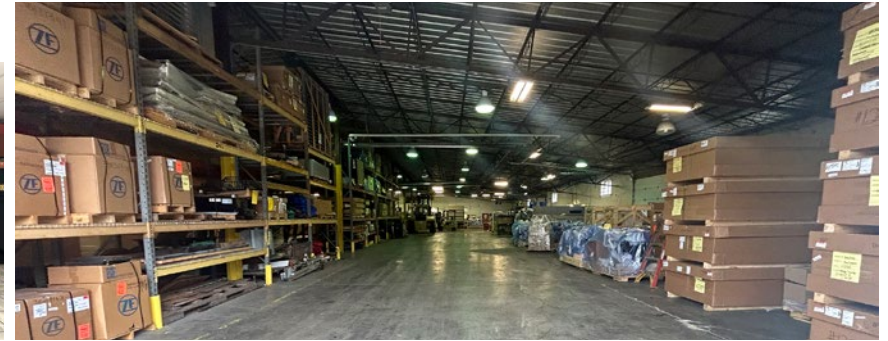
FRONTIER DRIVE

GIBSONIA, PA 15044

10 FRONTIER DRIVE

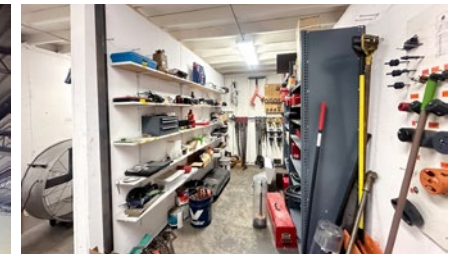
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PROPERTY SPECS

Building Size	23,300 SF industrial building
Lot Size	3.27 acres
Office	3,300 SF
Warehouse	20,000 SF
Column Spacing	50' x 25'
Clear Height	Up to 16'
Loading	2 dock doors (11' x 12')
Drive-In Doors	2 (14' x 14' and 11' x 11')
Power	Substantial power and gas lines
Other	<ul style="list-style-type: none"> • 18 parking spaces • Opportunity for outdoor storage



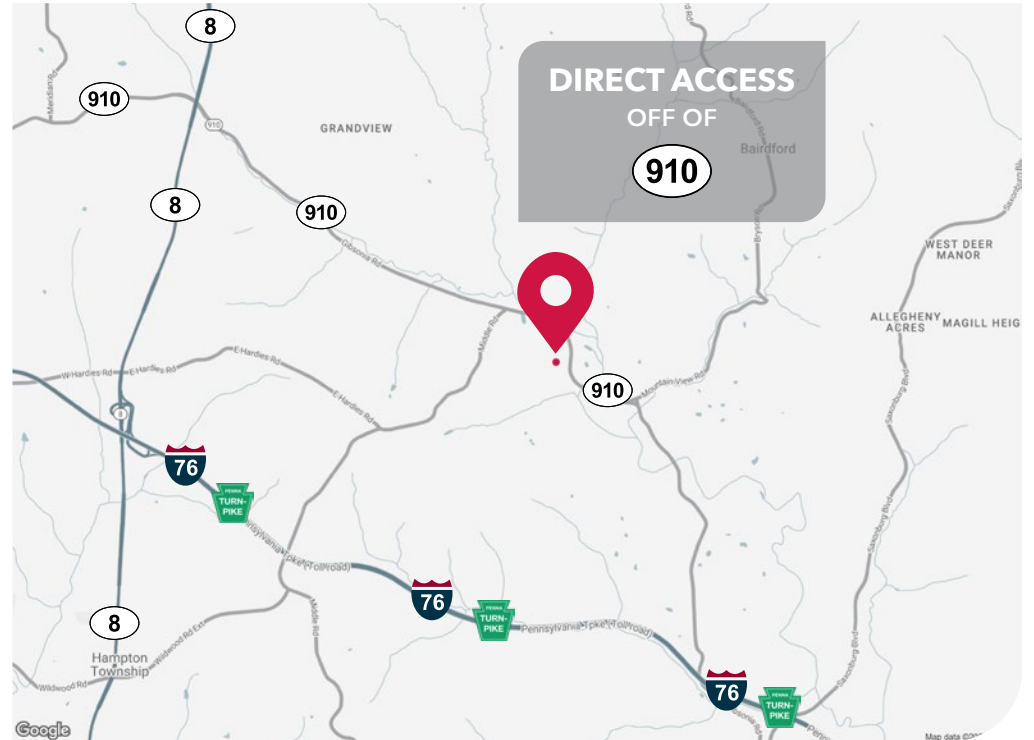
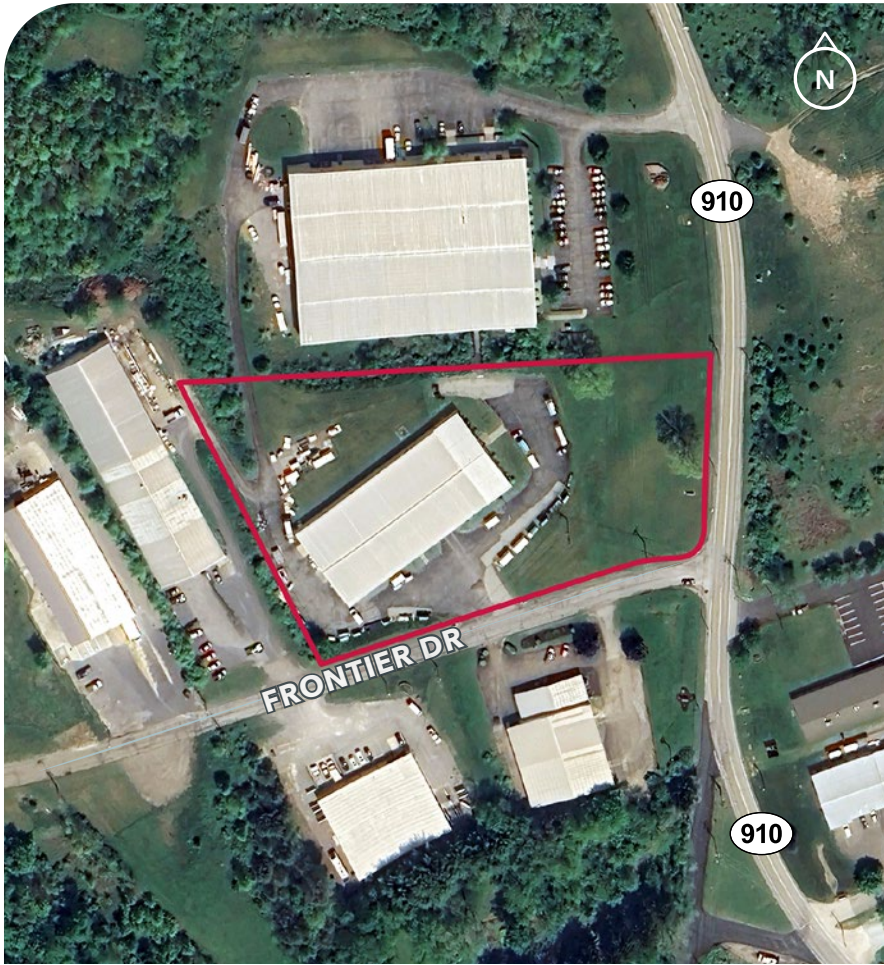
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DRIVING DISTANCES

PA Route 910	400 ft. / 1 min.	PA Turnpike (I-76) Butler Valley Exit 39	3.6 mi. / ±9 min.
PA Route 8	2.7 mi. / ±6 min.	Downtown Pittsburgh	20.7 mi. / ±29 min.

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