

FOR LEASE

460 NIXON ROAD

CHESWICK, PA 15204 | HARMAR TWP, ALLEGHENY COUNTY

66,803 SF AVAILABLE

QUALITY WAREHOUSE/DISTRIBUTION SPACE



FOR MORE INFORMATION:

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OWNED & MANAGED BY:

GENFOR
REAL ESTATE

TREETOP
COMPANIES

FOR LEASE

460 NIXON ROAD

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AVAILABLE SPACE SPECS

66,803 SF QUALITY WAREHOUSE/DIS-
TRIBUTION SPACE

WAREHOUSE/DISTRIBUTION SPACE - ROUTE 28 CORRIDOR

AVAILABLE SF	66,803 SF
TOTAL BLDG SF	515,411 SF
OFFICE	525 SF shipping and receiving office located within the warehouse area.
CLEAR HEIGHT	28' - 30'
COLUMN SPACING	40' x 50'
DOCK DOORS	10 (8' x 10') dock doors
DOCK EQUIPMENT	Docks equipped with mechanical levelers, lights, bumpers, canopies, shelters and seals.
DRIVE-IN DOORS	One (1) 12' x 14' drive-in door
WAREHOUSE HVAC	Gas-fired radiant heating units throughout the Premises. One (1) air rotation fans serving the premises.
POWER	One (1) 150 KVA transformer with 800 AMPS of 480V, 3 Phase Power in place.
LIGHTING	LED lights equipped with motion sensors
SPRINKLER	ESFR
CONSTRUCTION	Masonry
SITE ACREAGE	42.706 Acres
YARD AREA	Plentiful yard area around the building
ZONING	I-1, General Industrial, Harmar Township
ACCESS	Approximately one (1) mile to Route 28. Approximately two (2) miles to I-76. Fifteen (15) miles to Downtown Pittsburgh.
AVAILABLE	Immediately



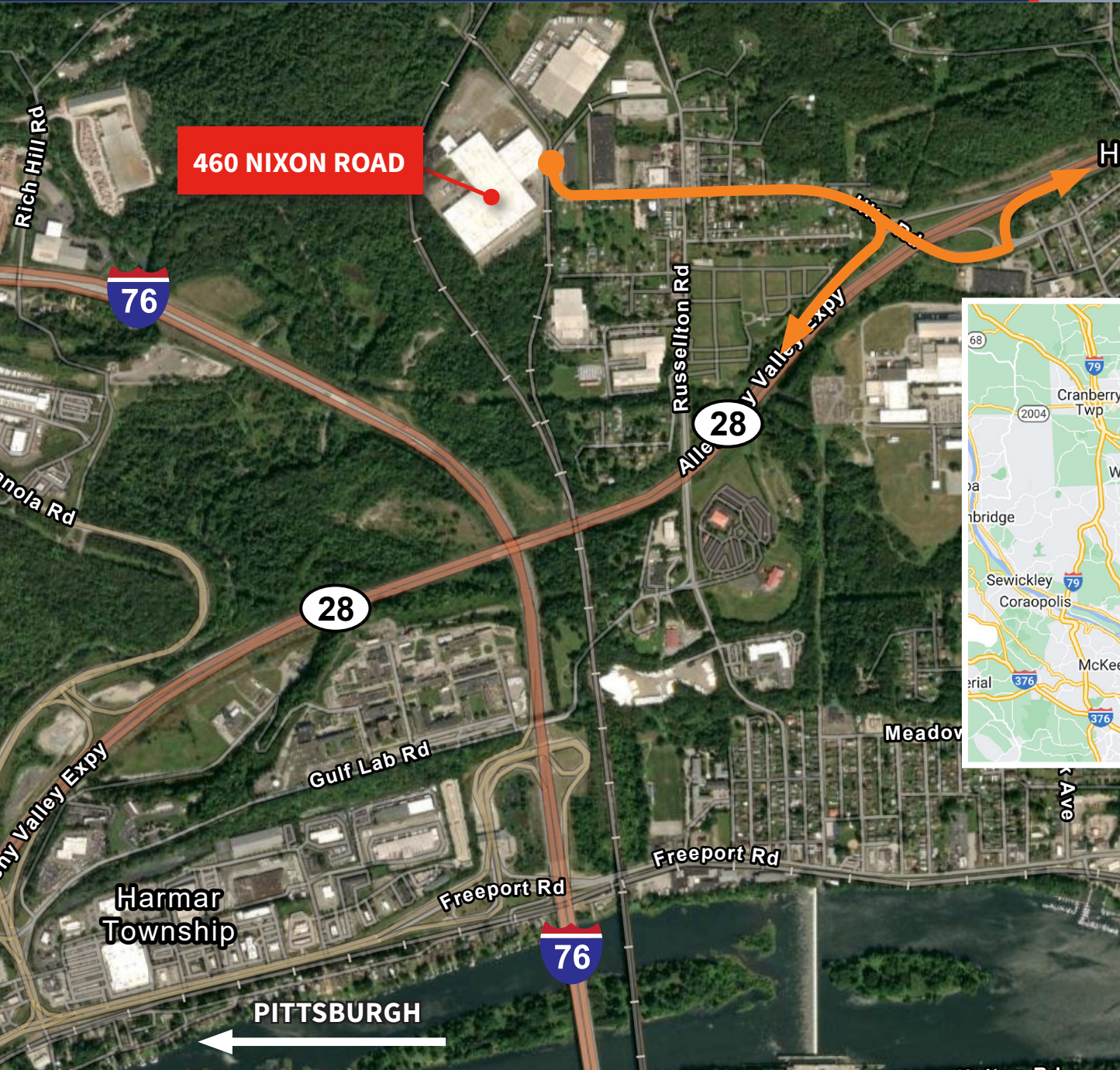
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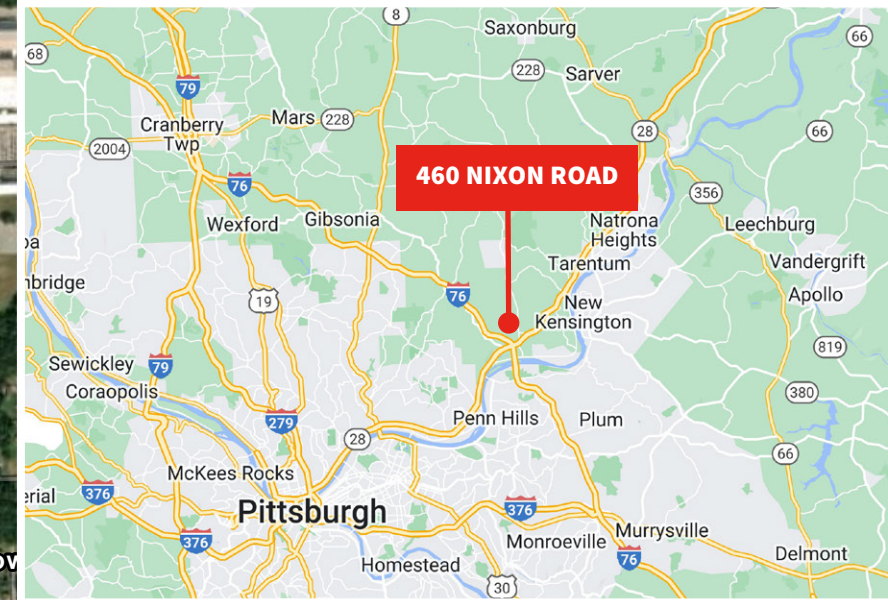
EXCELLENT LOCATION

ACCESS TO ROUTE 28 & I-76



KEY DISTANCES

- Less than one (1) mile to Route 28
- Less than two (2) miles to PA Turnpike (I-76)
- 15 minutes to Lawrenceville
- 20 minutes to Downtown Pittsburgh
- 20 minutes to East End neighborhoods



EXCELLENT
LOCATION FOR
REGIONAL
DISTRIBUTION

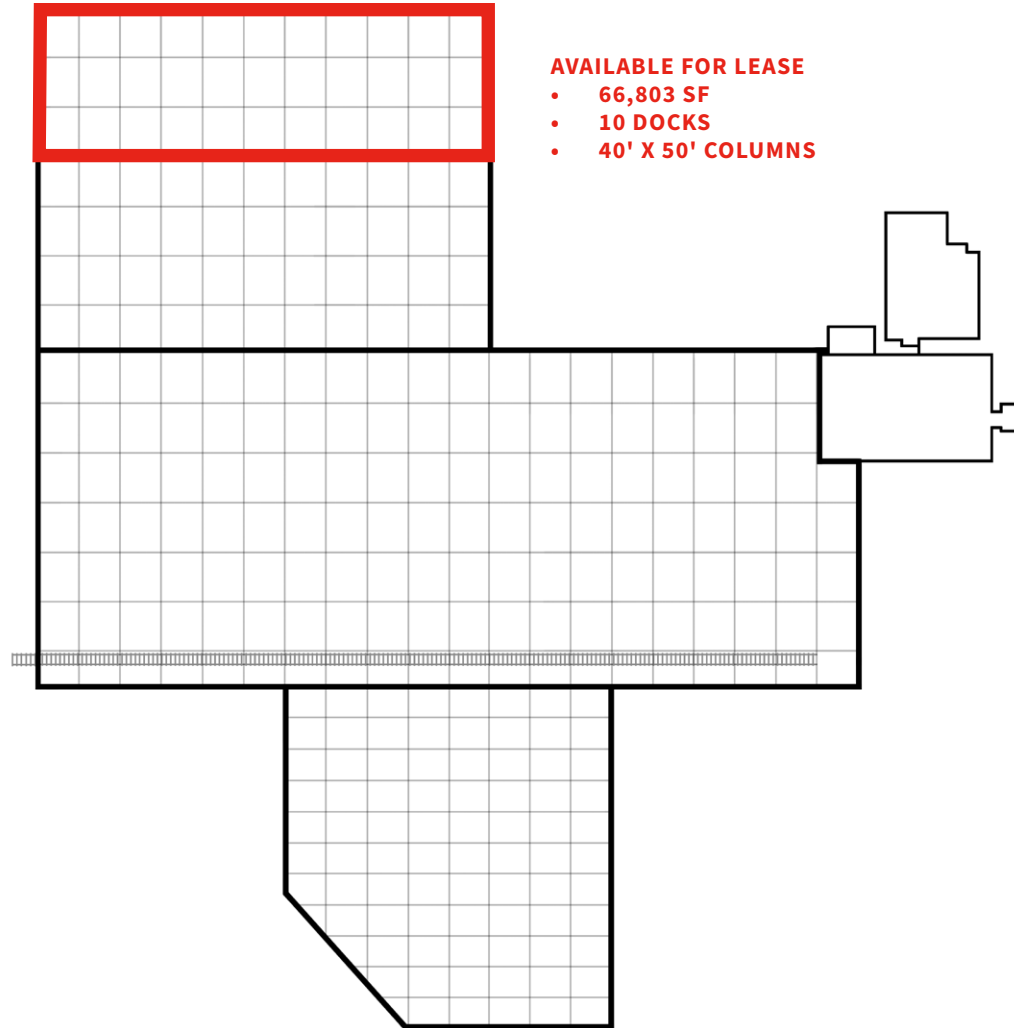
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BUILDING PLAN

AVAILABLE PREMISES



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OWNED & MANAGED BY:
TREETOP
COMPANIES

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