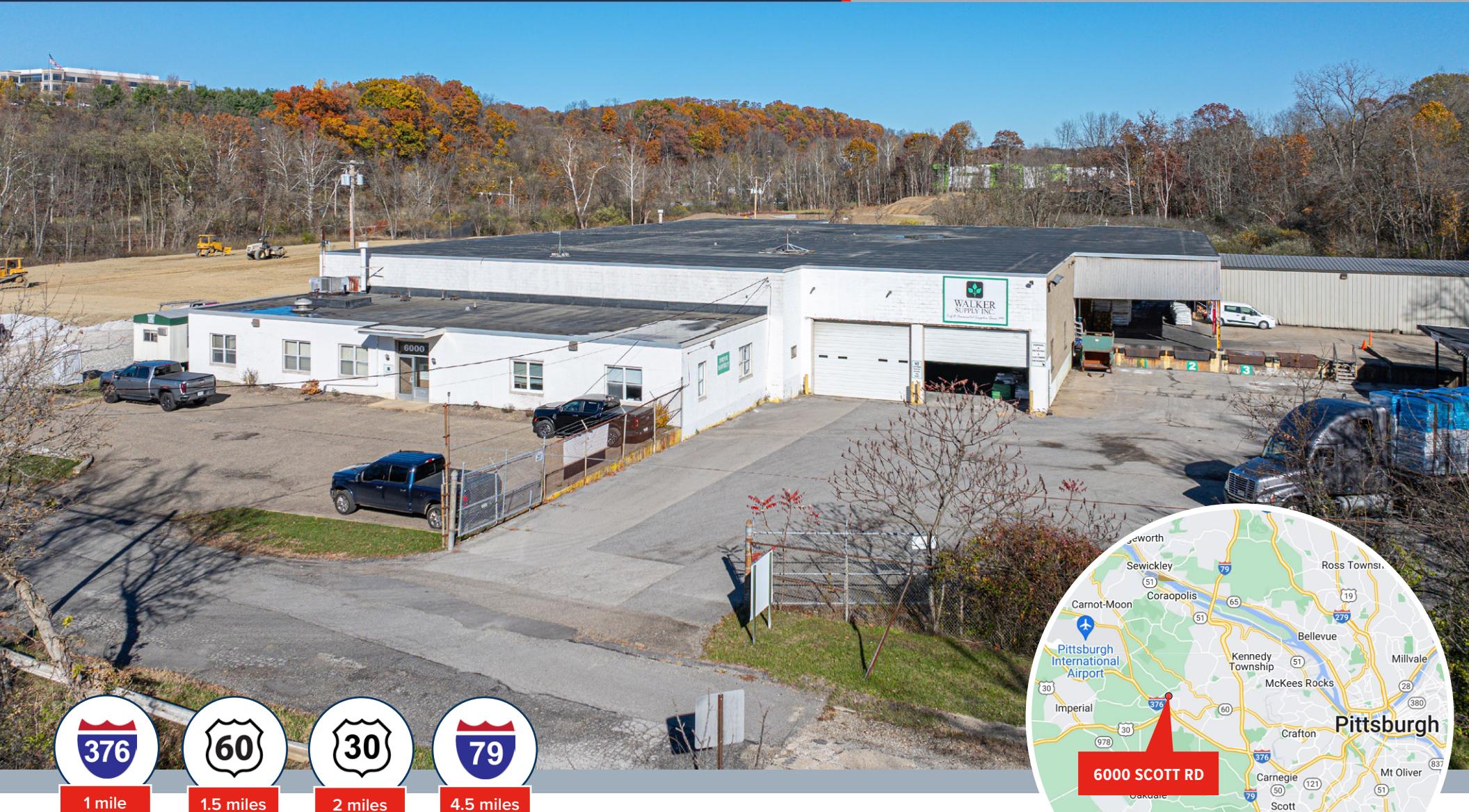


INDUSTRIAL INVESTMENT OPPORTUNITY
6000 SCOTT ROAD
CORAOPOLIS, PA 15108 | ALLEGHENY COUNTY

SINGLE TENANT NNN LEASE

FUNCTIONAL, STANDALONE WAREHOUSE WITH OUTSIDE STORAGE



1 mile



1.5 miles



2 miles



4.5 miles

FOR MORE INFORMATION:

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GENFOR
REAL ESTATE

INDUSTRIAL INVESTMENT OPPORTUNITY

6000 SCOTT ROAD

CORAOPOLIS, PA 15108 | ALLEGHENY COUNTY

BUILDING Specs

BUILDING SIZE	31,100 RSF
WAREHOUSE SPACE	27,740 RSF
OFFICE SPACE	3,360 RSF
SITE SIZE	2.957 acres
CLEAR HEIGHT	18'
COLUMN SPACING	30' x 30'
LOADING	Four (4) interior dock positions served by 18'w x 14'h drive-in doors. Two (2) of the interior positions are equipped with edge of dock levelers. Four (4) exterior dock positions equipped with mechanical levelers. One (1) exterior position for compactor.
HVAC	Office is fully air-conditioned. Warehouse is served by gas-fired radiant heat and suspended gas-fired Reznor units.
LIGHTING	LED
SPRINKLER	Ordinary hazard wet system
POWER	3-Phase, 4-wire power service
ZONING	I-2 Heavy Industrial (with Airport overlay) in North Fayette Township
YARD/OUTSIDE STORAGE	1.15-acre paved and concrete yard, fully fenced and gated, with 10,598 SF of covered outside storage
LOCATION	<ul style="list-style-type: none">• 1 mile to I-376• 1.5 miles to Route 60• 2 miles to Route 30• 4.5 miles to I-79 <ul style="list-style-type: none">• 6 miles to Pittsburgh International Airport• 12.5 miles to Downtown Pittsburgh

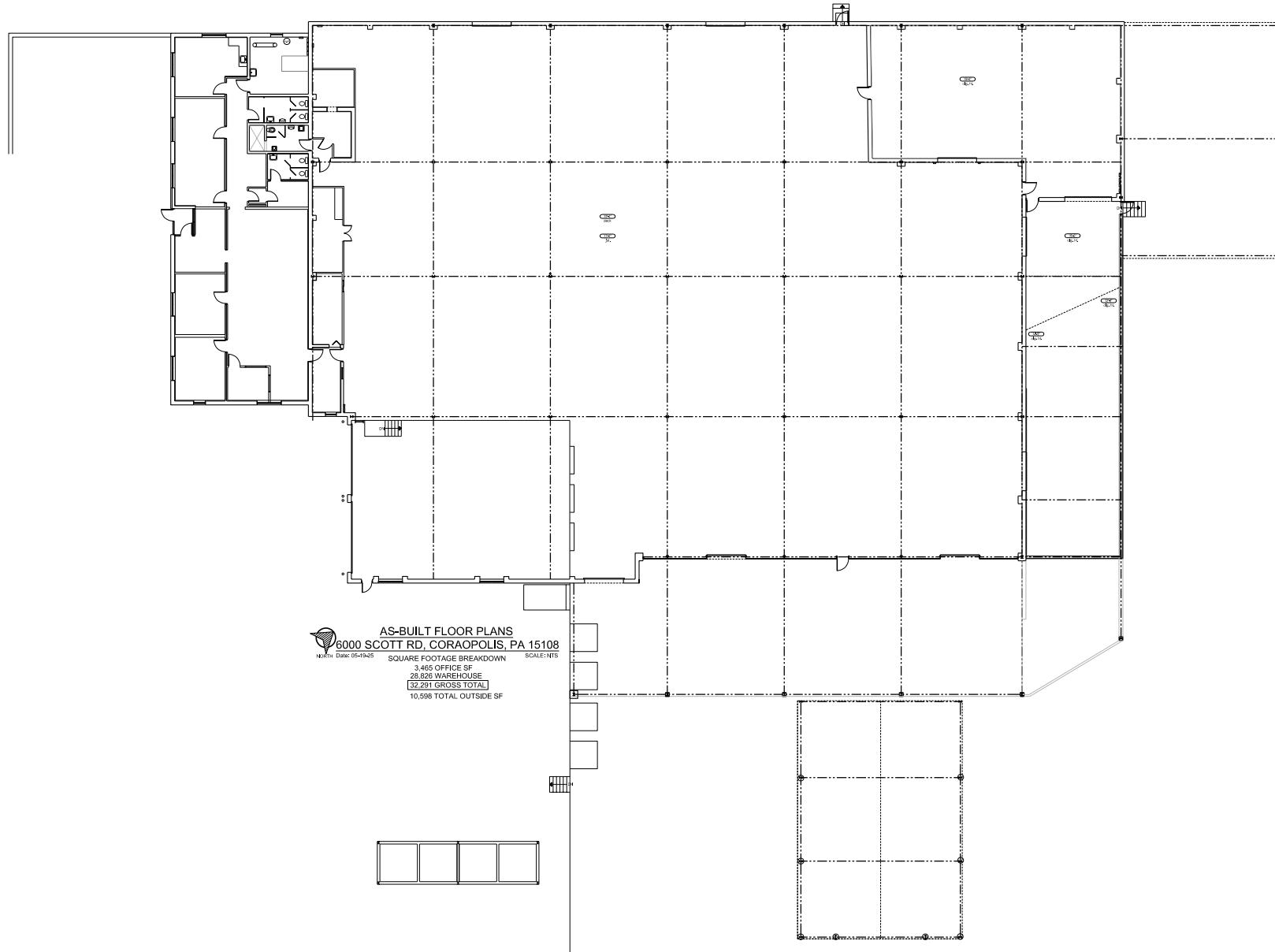
BUILDING Specs

WAREHOUSE BUILDING & YARD



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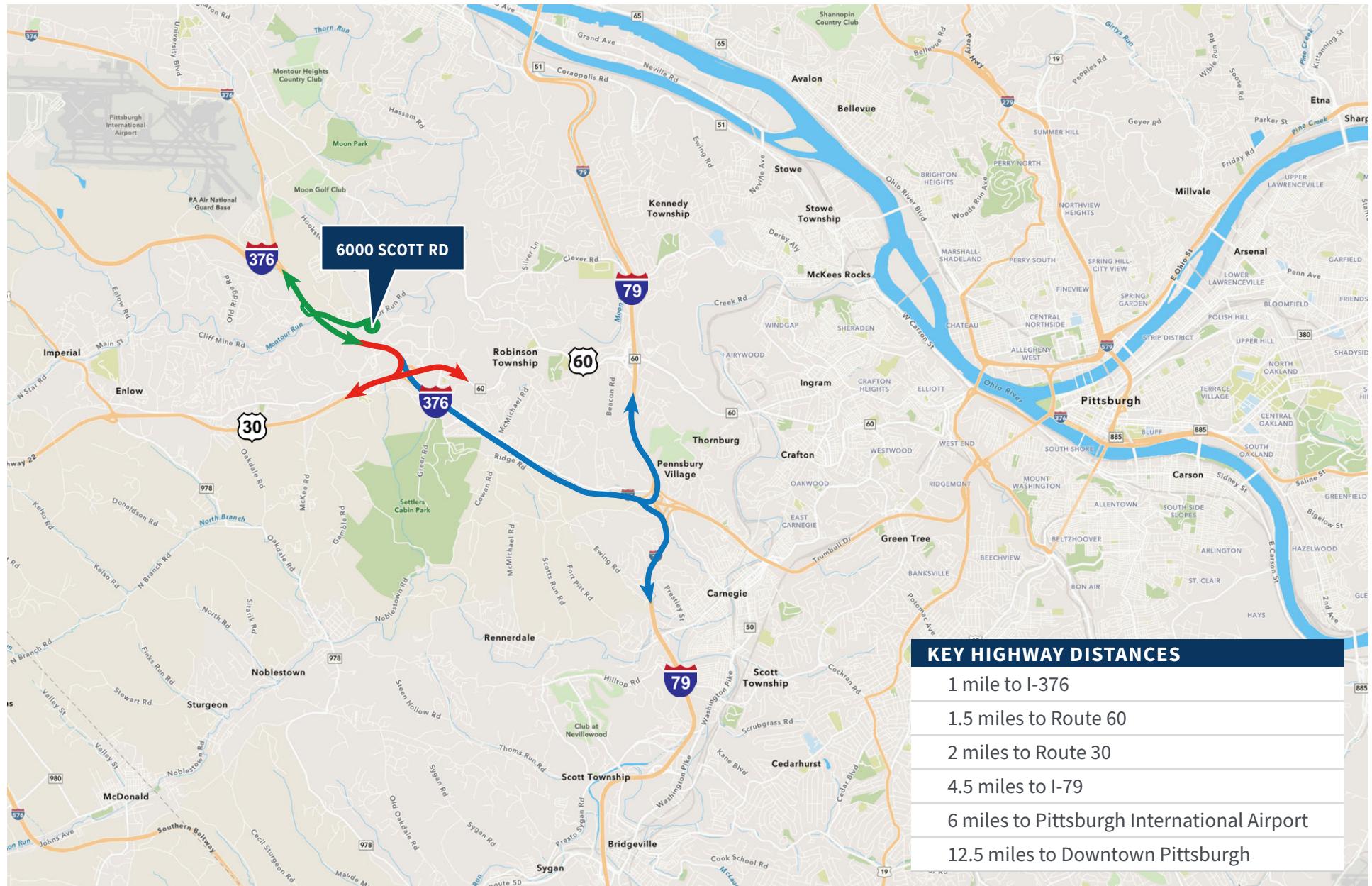
FLOOR PLAN
BUILDING & YARD



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LOCAL ACCESS MAP

EXCELLENT HIGHWAY ACCESS



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PROPERTY OUTLINE

WAREHOUSE BUILDING & YARD



Please contact the marketing team for more information:

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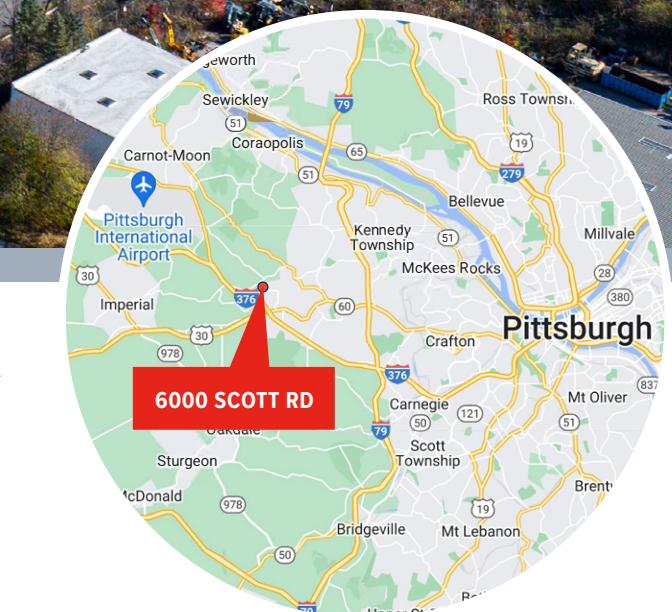
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