

INDUSTRIAL INVESTMENT OPPORTUNITY

6000 SCOTT ROAD

CORAOPOLIS, PA 15108 | ALLEGHENY COUNTY

SINGLE TENANT NNN LEASE

FUNCTIONAL, STANDALONE WAREHOUSE WITH OUTSIDE STORAGE



1 mile



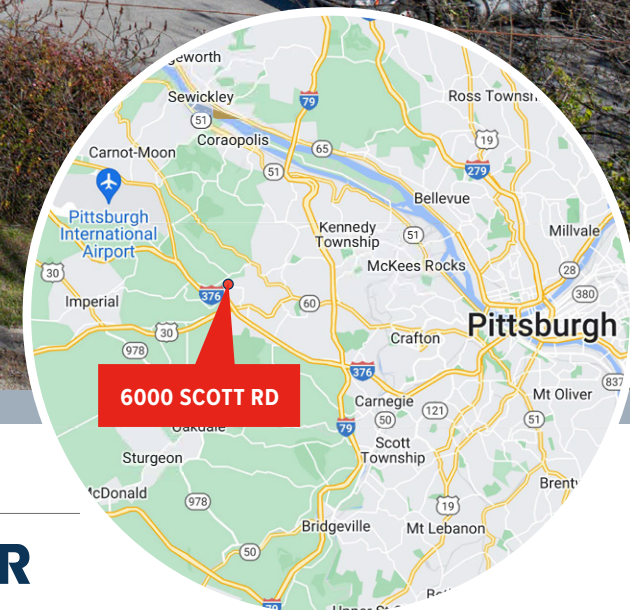
1.5 miles



2 miles



4.5 miles



FOR MORE INFORMATION:

RICH GASPERINI
rgasperini@genforrealestate.com
D 412.564.0752 | C 412.651.6888

CONNOR JANGRO
cjangro@genforrealestate.com
D 412.564.0776 | C 412.805.7064

GENFOR
REAL ESTATE

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BUILDING SPECS

WAREHOUSE BUILDING & YARD

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	<p>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.</p> <p>Four (4) exterior dock positions equipped with mechanical levelers. One (1) exterior position for compactor.</p>
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• 6 miles to Pittsburgh International Airport• 12.5 miles to Downtown Pittsburgh



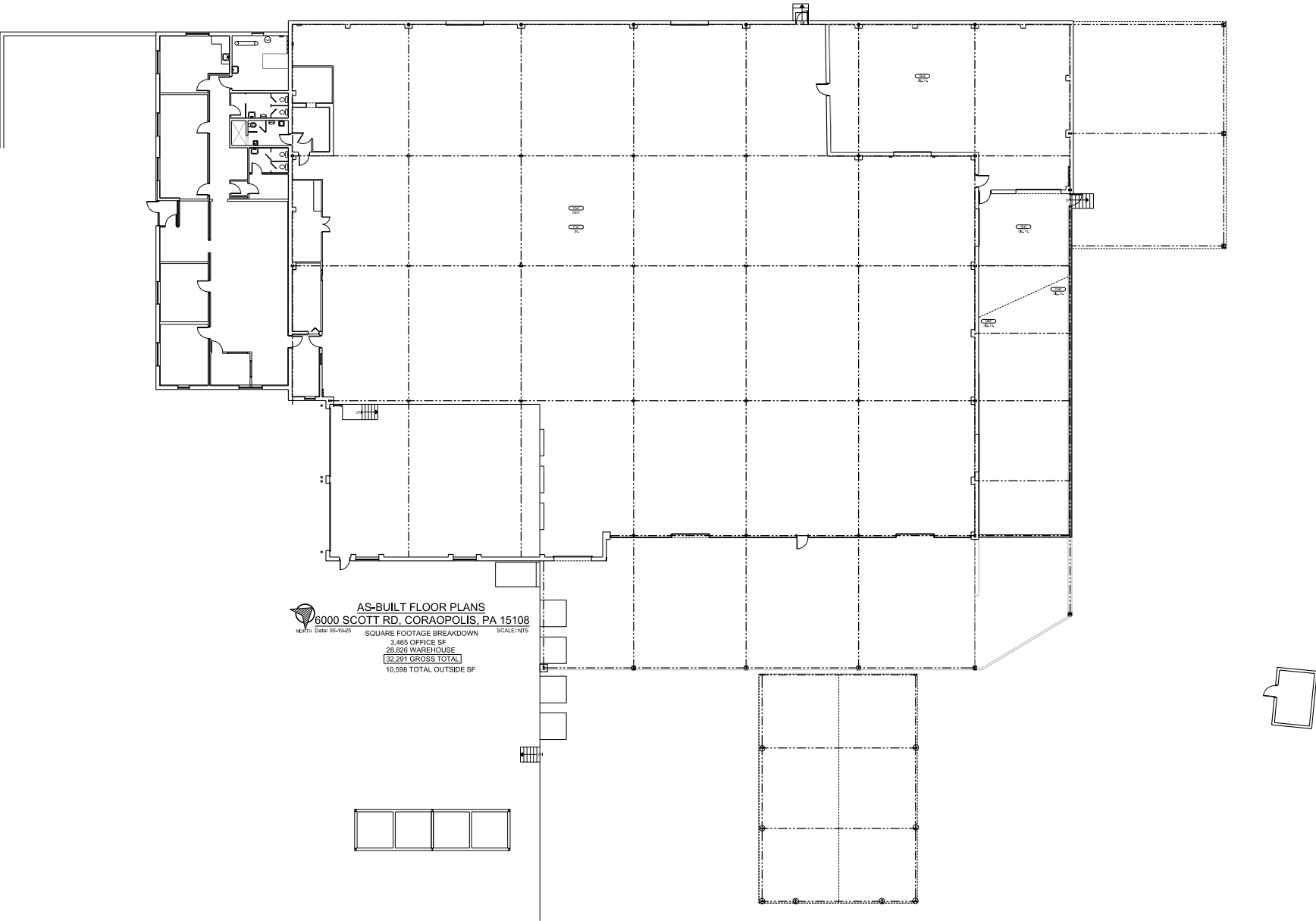
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FLOOR PLAN

BUILDING & YARD



6000 SCOTT ROAD

LOCAL ACCESS MAP

A map of the area around 6000 Scott Rd, showing its proximity to major highways and landmarks. The map includes labels for various towns and neighborhoods, as well as distances to key locations.

KEY HIGHWAY DISTANCES

- 1 mile to I-376
- 1.5 miles to Route 60
- 2 miles to Route 30
- 4.5 miles to I-79
- 6 miles to Pittsburgh International Airport
- 12.5 miles to Downtown Pittsburgh

1 mile to I-376

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PROPERTY OUTLINE

WAREHOUSE BUILDING & YARD



Please contact the marketing team for more information:

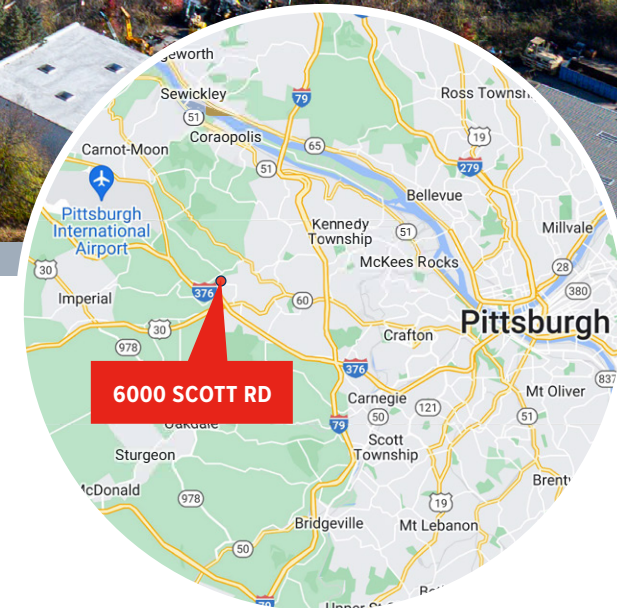
RICH GASPERINI
rgasperini@genforrealestate.com
D 412.564.0752 | C 412.651.6888

CONNOR JANGRO
cjangro@genforrealestate.com
D 412.564.0776 | C 412.805.7064

MATEO VILLA
mvilla@genforrealestate.com
D 412.564.0754 | C 412.715.3454

GENFOR REAL ESTATE
One Altoona Place, Suite 2A
Pittsburgh, PA 15228
Office: 412.564.0750
www.genforrealestate.com

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