

# NEW FLEX DEVELOPMENT FOR SALE OR LEASE

67,500 Build to Suite or Lease – 15,000 Sq Ft Space Available

28' Clear Height – Ample Dock and Drive In Space

**FLEX910**  
INDUSTRIAL | OFFICE | WAREHOUSE

**4431 Route 910 | Gibsonsia, PA 15044**



## For More Information:

Robert Bowman

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D 724-443-9000 Ext. 215

## Development by:



# PROPERTY OVERVIEW

**FLEX910**  
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FLEX910 is designed to accommodate the region's most dynamic industrial and professional tenants with customizable layouts between 15,000 and 67,500 Sq Ft.

Strategically anchored in Pittsburgh's northeast corridor, the location offers unparalleled regional reach. With an ample 130' truck court, functional 50'x50' column spacing, and modern 28' ceiling heights, the fully permitted development can accommodate a myriad of users and is ready for ground up construction.

## HIGHLIGHTS

- Strategically located class A flex development
- Highly accessible to multiple regional markets
- Unrivaled Route 8 access
- Fully entitled site
- Industrial Zoning
- Customizable building configurations
- Build to Suit opportunity



Development by:



# LOCATION & CONNECTIVITY

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**Site Location**  
**910 | 8**  
**Immediate Access**

**76** **Cranberry Interchange**  
~ 20 Minutes

**Cheswick and 28 Interchange**  
~ 10 Minutes

**76** **Monroeville Interchange**  
~ 20 Minutes

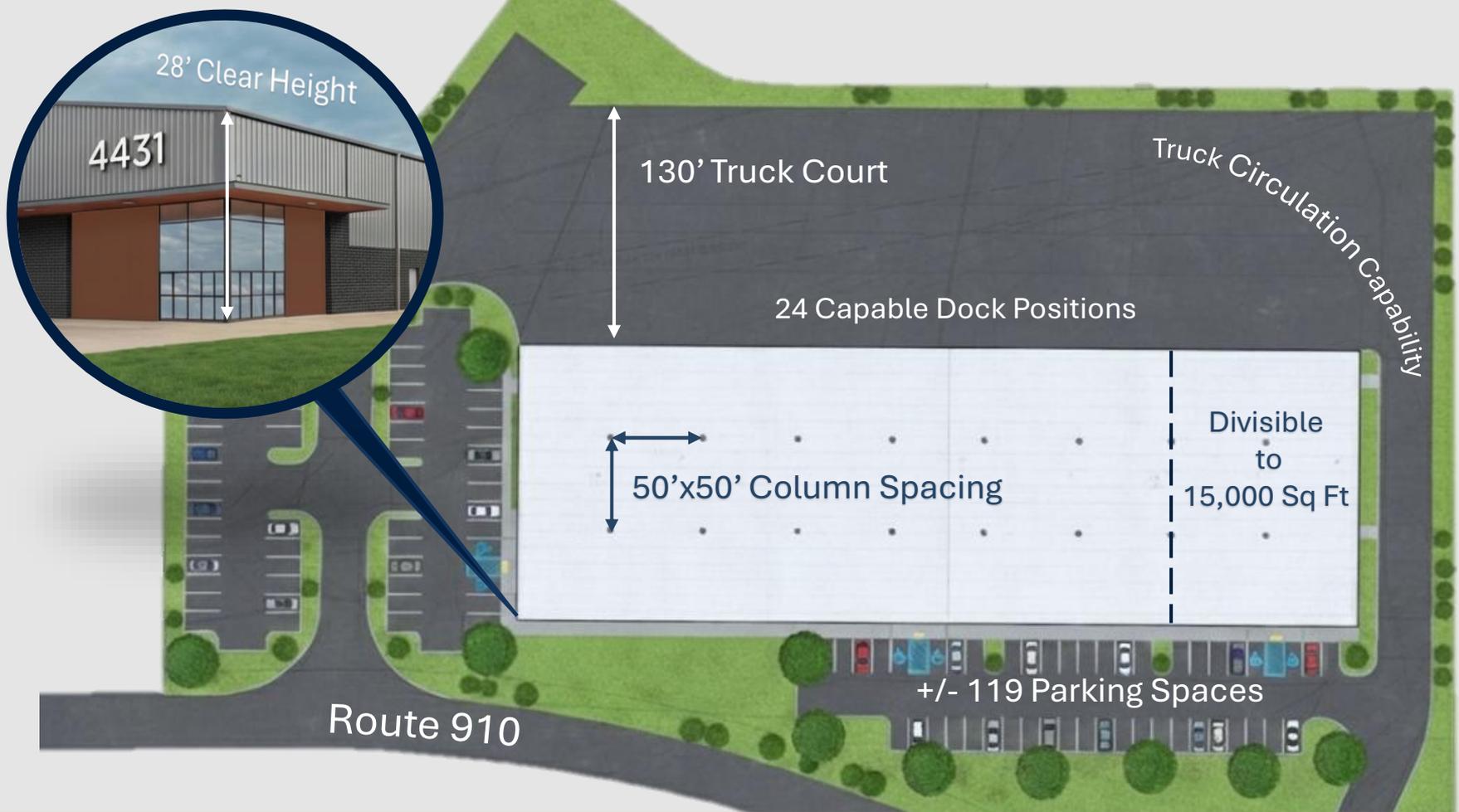
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# SITE PLAN

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# SITE AND BUILDING SPECS

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BUILDING SIZE	67,500 Sq. Ft.
MINIMUM SPACE	15,000 Sq. Ft.
CLEAR HEIGHT	28'
COLUMN SPACING	50'x50'
LOADING	Rear loading with 130' tractor trailer apron space. Entire building can service up to 24 dock positions and 4 drive in positions. Dock and drive In positions customizable upon request.
PARKING	+/- 119 Spaces
SPRINKLER	ESFR
LIGHTING	Standard LED – customizable upon request
POWER	800+ amp, 480 volt, 3 phase
UTILITIES	All Public
ACRES/ZONING	16.41   Special Use includes Industrial
TOWNSHIP	West Deer

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4431

**LPG** LANDMARK  
PROPERTIES  
GROUP