

FOR LEASE

# 4750 STEUBENVILLE PIKE

PITTSBURGH, PA 15205 | ROBINSON TOWNSHIP

7,013 SF LIGHT INDUSTRIAL SPACE  
1.5 ACRES OF OUTDOOR STORAGE

Excellent Access to Route 60, I-79 & I-376



Immediate



0.5 Mile



2.75 Miles

## FOR MORE INFORMATION:

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**GENFOR**  
REAL ESTATE



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## BUILDING SPECS

LIGHT INDUSTRIAL SPACE & YARD

## BUILDING SPECS

BUILDING SIZE	7,013 SF in Total (Approx. 130' wide x 55' deep) <ul style="list-style-type: none"><li>4,500 SF +/- Warehouse Area</li><li>2,500 SF +/- Office Area</li></ul>
OFFICE FEATURES	Reception area, private offices, kitchenette/ break room, restrooms, a large second floor conference room (20' x 20'), and a utility closet
LAND AREA	2.219 Acres
OUTDOOR STORAGE / LAYDOWN	<ul style="list-style-type: none"><li>Approximately 1.5 acre stabilized and partially fenced laydown yard/outdoor storage space</li><li>Three (3) storage sheds providing approximately 12,100 SF of covered storage</li></ul>
COLUMN SPACING	Clear Span
CLEAR HEIGHT	16' – 19' Clear
LOADING	<ul style="list-style-type: none"><li>One (1) 12' x 12' Drive-In Door</li><li>One (1) 10' x 12' Door serving Exterior Dock Platform</li></ul>
ELECTRICAL	120/208v, 3-Phase, 4-wire power service
WAREHOUSE LIGHTING	Fluorescent Lighting
WAREHOUSE HEAT	Gas-Fired Heating in the warehouse
ZONING	I-1 Limited Industrial – Robinson Township
HIGHWAY ACCESS	<ul style="list-style-type: none"><li>Immediate access to Route 60</li><li>0.5 mile to I-79</li><li>2.75 miles to I-376</li></ul>
OTHER INFO	<ul style="list-style-type: none"><li>Stabilized Yard Area is partially fenced and secured</li><li>Exterior lighting off of Building</li></ul>





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## PROPERTY OUTLINE

7,013 SF AVAILABLE WAREHOUSE & OFFICE SPACE  
1.5 ACRE YARD & OUTDOOR STORAGE



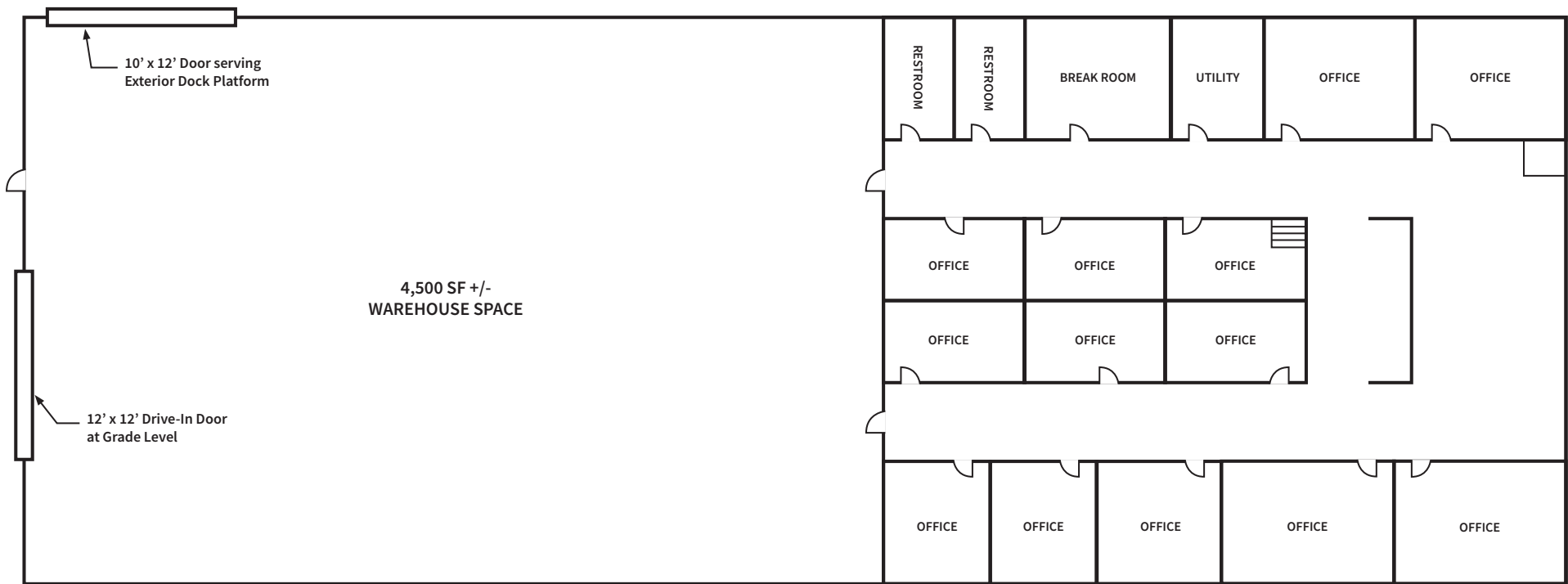


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## FLOOR PLAN



NOTE: This floor plan is for planning purposes only and is not to scale for construction purposes.

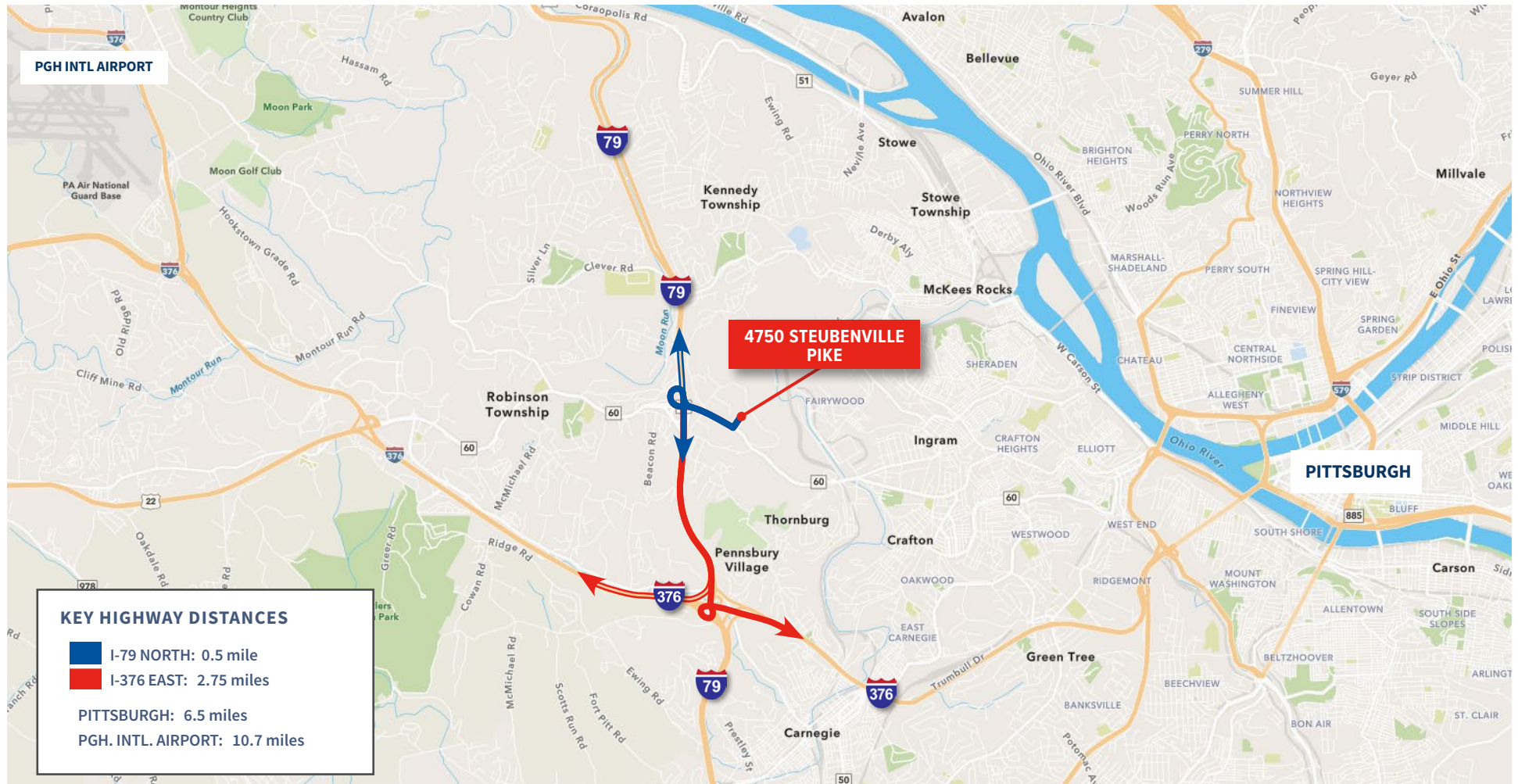
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LOCAL ACCESS MAP

EXCELLENT CENTRAL LOCATION





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