

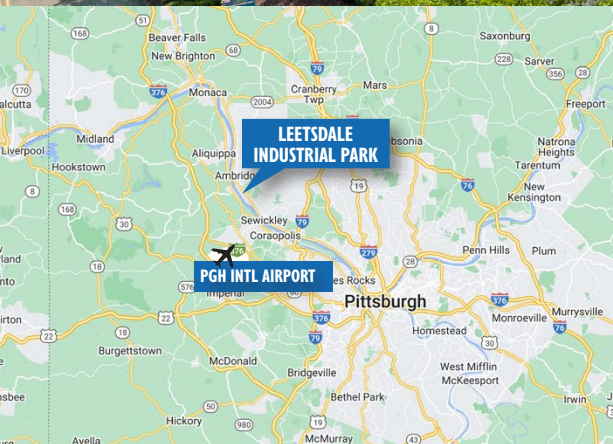
FOR LEASE

450 RIVERPORT DRIVE

LEETSDALE INDUSTRIAL PARK | LEETSDALE, PA 15056

MODERN,
CRANE-SERVED
LIGHT INDUSTRIAL
SPACE

14,000 SF
ENDCAP SUITE
AVAILABLE



BUILDING SPECS

AVAILABLE SPACE:	14,000 SF Endcap Suite (70'w x 200'd)
BUILDING SIZE:	79,760 SF
OFFICE:	Approximately 1,440 SF of office space equipped with private offices, open work space, conference room, kitchenette, reception area & restrooms
WAREHOUSE:	Approximately 12,560 SF
CLEAR HEIGHT:	32' - 52'
COLUMN SPACING:	50' x 50'
DRIVE-IN DOORS:	One (1) 14'w x 16'h ramped drive-in door
LOADING DOCKS:	One (1) 8'w x 10'h dock door equipped with mechanical pit leveler, bumpers and shelter
LIGHTING:	LED
SPRINKLER:	Wet sprinkler system
HEAT:	Gas-fired units
CRANES:	One (1) 5-ton overhead crane (23' clear under hook) Three (3) 1-ton jib cranes

HIGHLIGHTS

- Ideal for light manufacturing and warehouse uses
- Class A functionality
- Clerestory design provides ample natural light
- Direct overpass to PA Route 65 and less than 10 minutes to I-79

FOR MORE INFORMATION:

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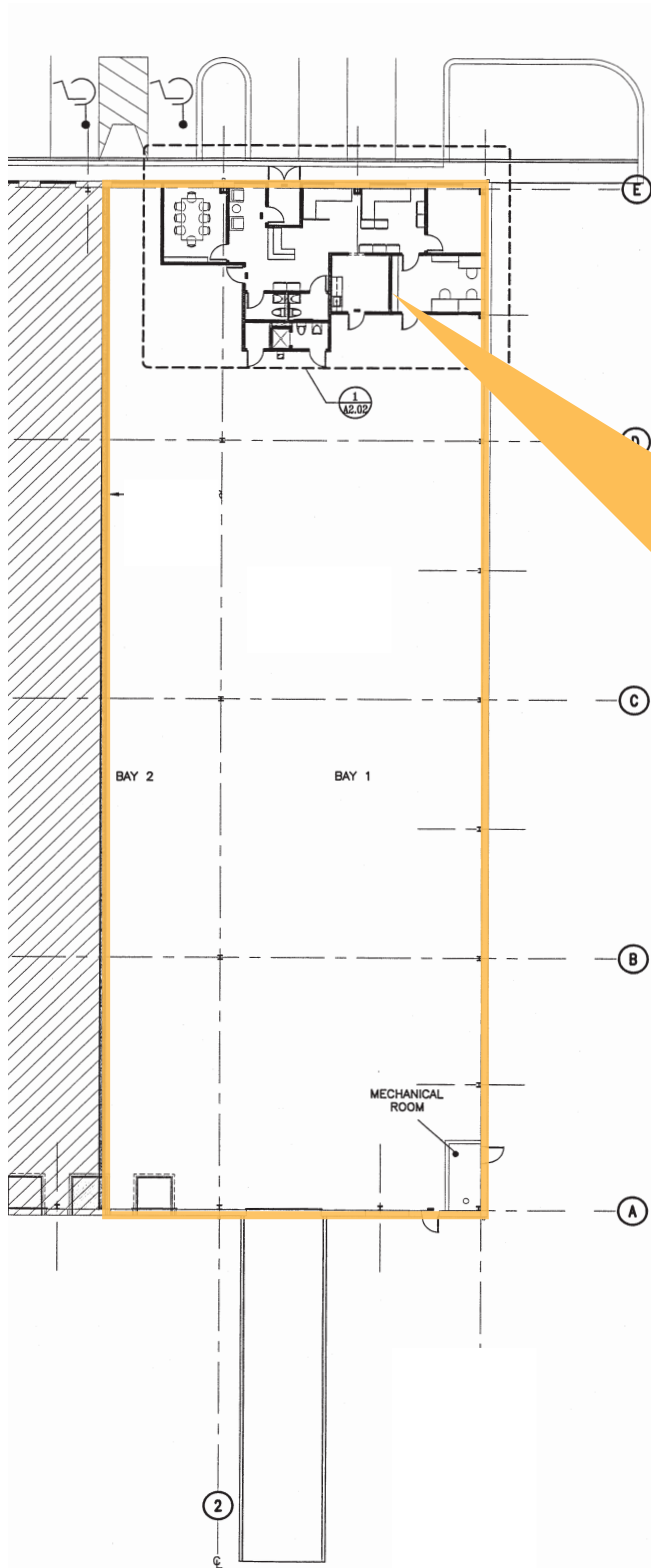
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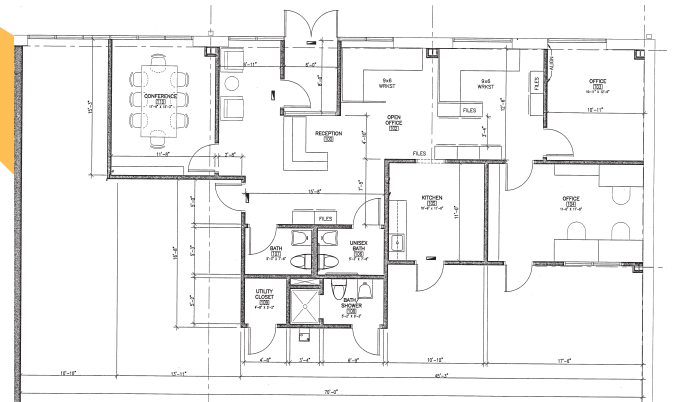
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14,000 SF Endcap Suite

- 1,440 SF Office Space
- 12,560 SF Warehouse Space



OFFICE AREA

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