

INDUSTRIAL BUILDING FOR SALE

1125

NOBLESTOWN RD

OAKDALE, PA 15071



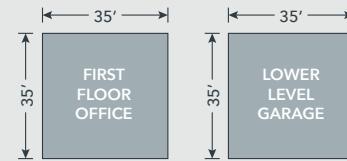
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**19,398 SF (15,428± RSF):**

- 14,908 SF warehouse
- 2,450 SF garage storage building
- 2,040 SF, 3 BR apartment

TOTAL SIZE:

LOT SIZE / PARCEL: 1.32 acres / Parcel 0261-A-00007-0000-00

MUNICIPALITY: Collier Township, Allegheny County

CONSTRUCTION: Block & steel

CLEAR HEIGHT: 14'

LOADING / DRIVE-INS: Five (5) drive-in doors

POWER: 3-phase, 6 socket meter

PARKING: 10 surface spaces

ADDITIONAL FEATURES:

- Controlled access - security system
- Monument signage

LOCATION / ACCESS: 3 miles from I-79 (Carnegie exit); 4.4 miles from I-376 (Robinson - Ridge Rd)

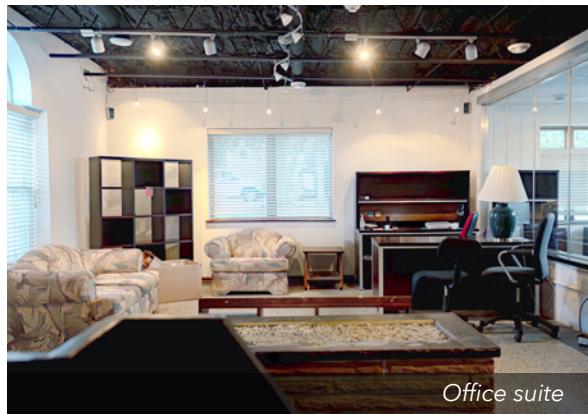
PROPERTY SPECS



Drive-in doors



Warehouse space



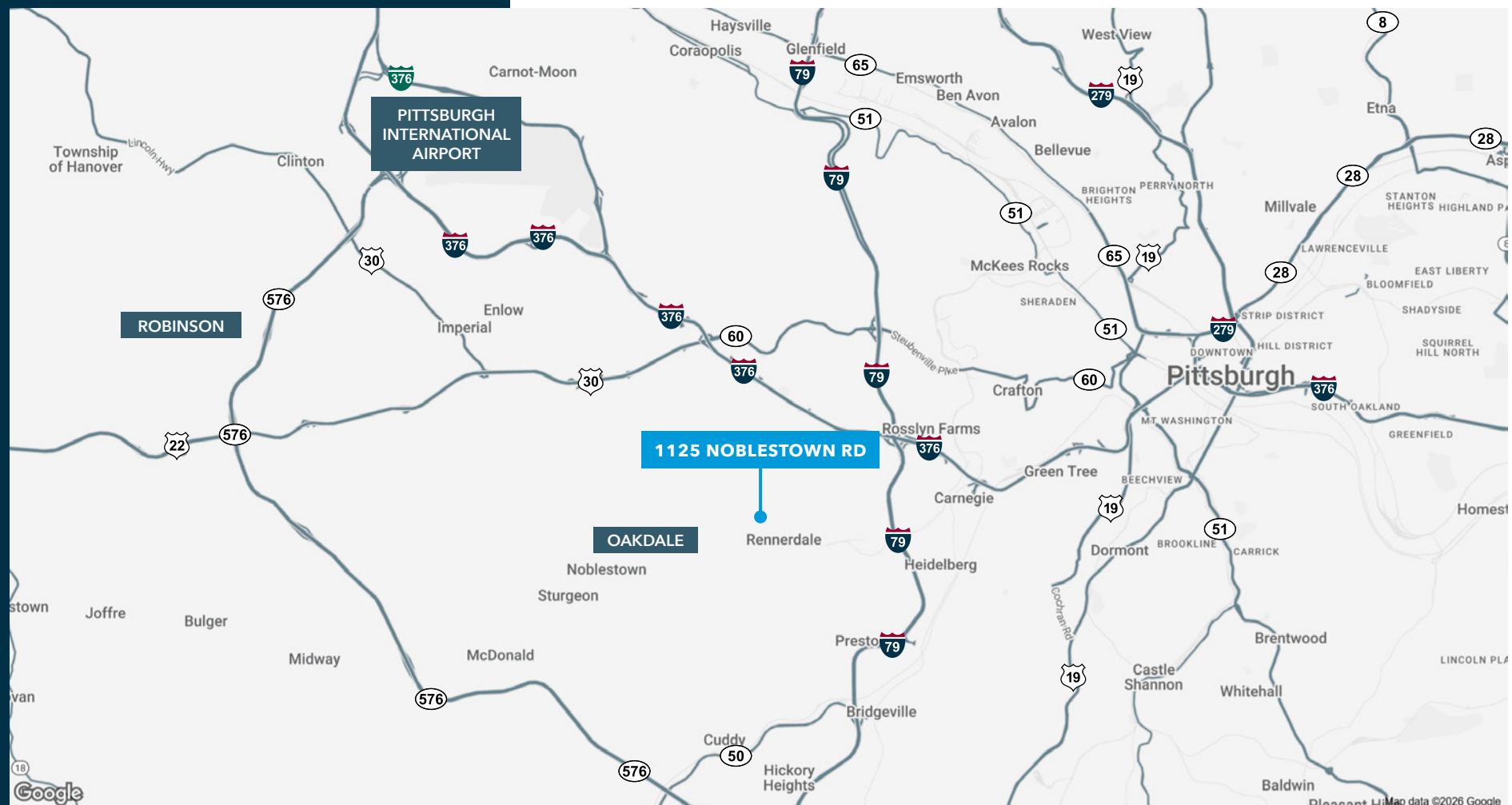
Office suite



2,450 SF garage storage building

SPACE HIGHLIGHTS

- Property updates since 2004 including electrical (3-phase power), gas service, plumbing, HVAC systems
- Controlled access - security system
- Monument signage
- Zoned R-2 and legally nonconforming for its current industrial use



KEY DISTANCES

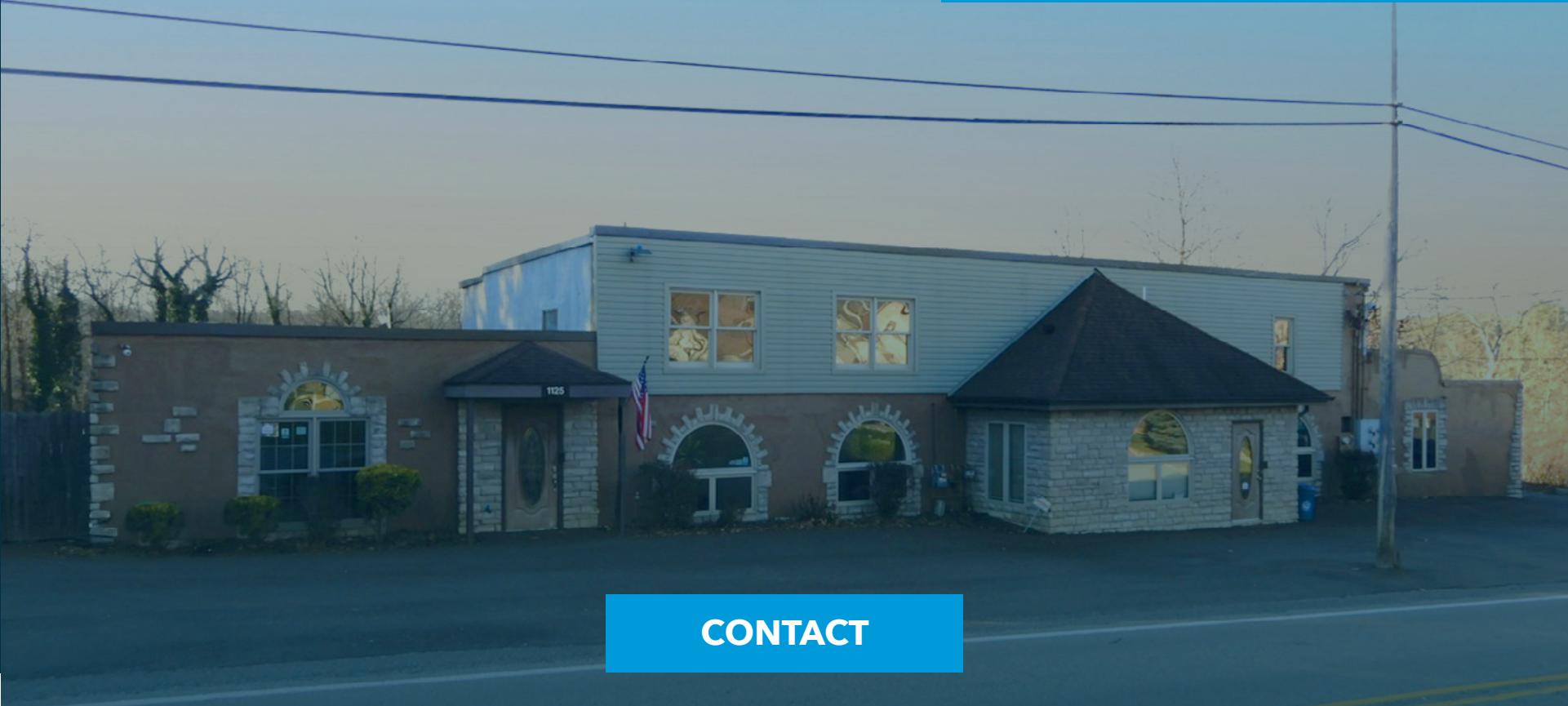
I-79 (Carnegie exit)	3.0 miles / 6± minutes
I-376 (Robinson - Ridge Road)	4.4 miles / 9± minutes
I-376 / US-30 / PA-60 INTERCHANGE (Robinson)	6.0 miles / 11± minutes
DOWNTOWN PITTSBURGH	11.5 miles / 20± minutes
PITTSBURGH INTERNATIONAL AIRPORT	14.0 miles / 19± minutes

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A photograph of a two-story industrial building with a light blue and grey stone facade. The building features arched windows and doors, and a small American flag is flying from a pole. The address '1125' is visible above the entrance. The building is set against a backdrop of bare trees and a clear sky. In the foreground, a road with yellow double lines is visible. A blue rectangular button with the word 'CONTACT' in white capital letters is overlaid on the bottom left of the image.

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