

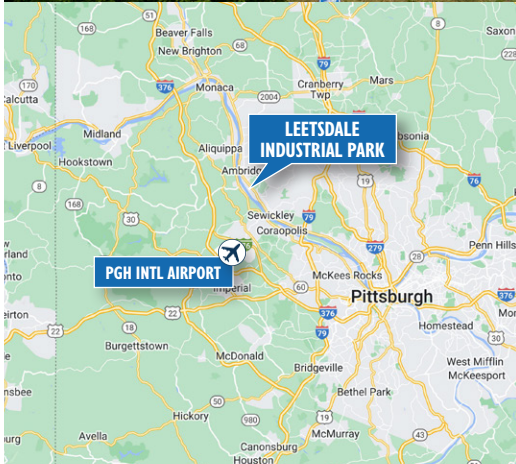
FOR LEASE

920 RIVERSIDE PLACE – BUILDING 900

LEETSDALE INDUSTRIAL PARK | LEETSDALE, PA 15056

MODERN,
CLASS A FLEX
SPACE

15,000 SF
AVAILABLE
(Available 2Q2026)



BUILDING SPECS

| | |
|------------------|--|
| AVAILABLE SPACE: | 15,000 SF (100' deep x 150' wide) |
| BUILDING SF: | 54,000 SF total |
| OFFICE SPACE: | 3,000 SF +/- of finished office space including end-cap corner offices and full kitchen facilities |
| CLEAR HEIGHT: | 24' - 30' |
| COLUMN SPACING: | 50' x 50' |
| LOADING DOCKS: | Three (3) 9' x 10' dock high doors |
| DRIVE-IN DOORS: | One (1) 12' x 12' ramped drive-in |
| SPRINKLER: | ESFR |
| ELECTRIC: | 400 AMP, 480V, 3-phase power |
| LIGHTING: | T-8 lighting with motion sensors |
| HEAT: | Gas-fired Hastings heat exchangers |
| PARKING: | Up to 3 spaces per 1,000 SF leased |
| LEED FEATURES: | Special window glazing, skylights, low-flow plumbing fixtures |
| ASKING RATE: | \$9.50/SF NNN |
| PROJECTED OPEX: | Estimated RE Taxes: \$0.92/SF; CAM: \$0.34/SF; Insurance: \$0.67/SF |
| AVAILABLE: | 2Q2026 |

HIGHLIGHTS

- Class A Flex Space
- LEED Certified Building
- Ideal for light industrial, R&D, showroom and warehousing uses
- On-site Property Management
- Direct overpass to PA Route 65 and less than 10 min. to I-79
- Proximity to Pittsburgh International Airport and Downtown Pittsburgh

FOR MORE INFORMATION:

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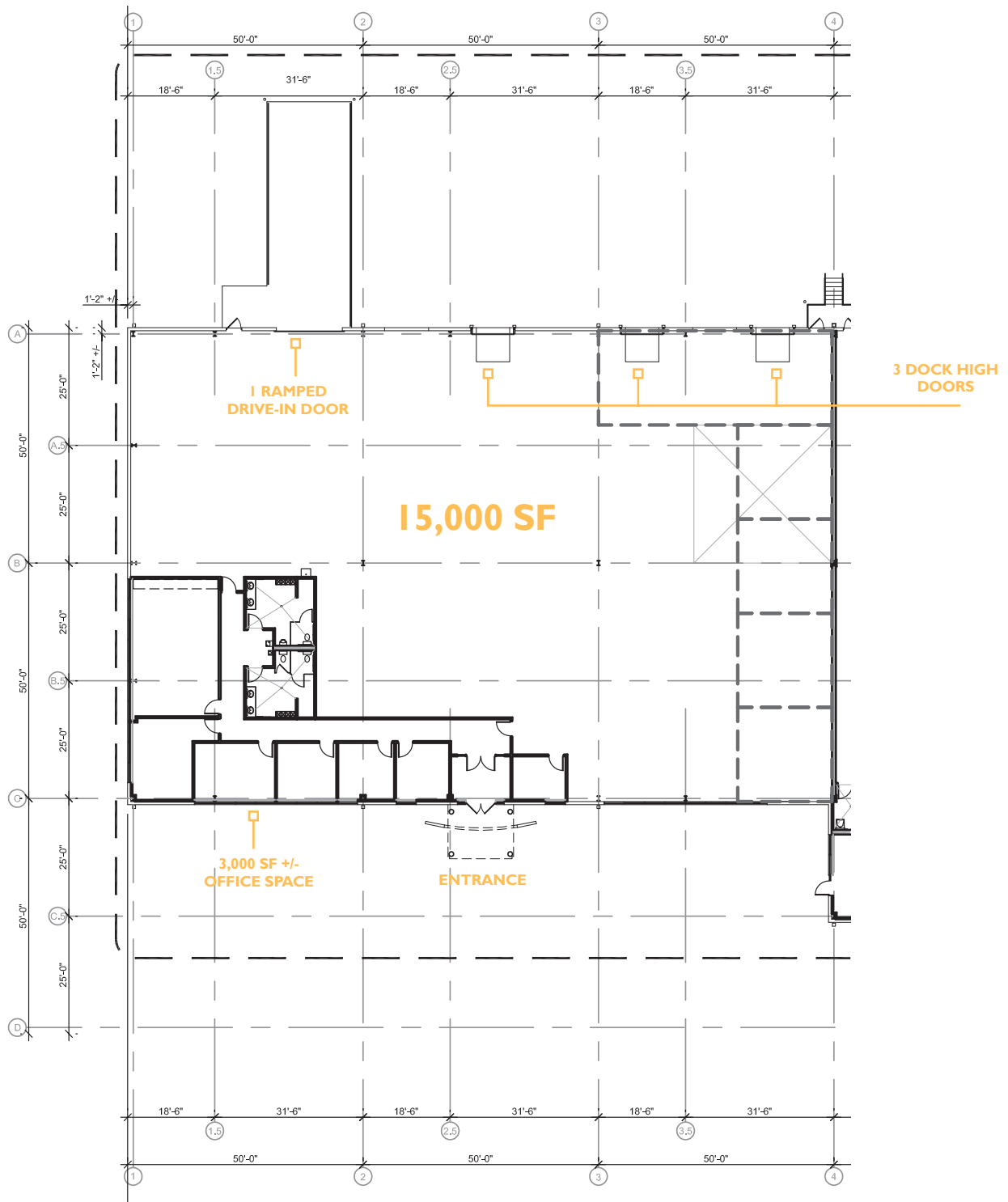


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FLOOR PLAN



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