

FOR LEASE

400 GRAHAM STREET

MCKEES ROCKS, PA 15136 | STOWE TOWNSHIP

50,000 - 150,618 SF
DISTRIBUTION CENTER

EXCELLENT INFILL LOCATION



Immediate



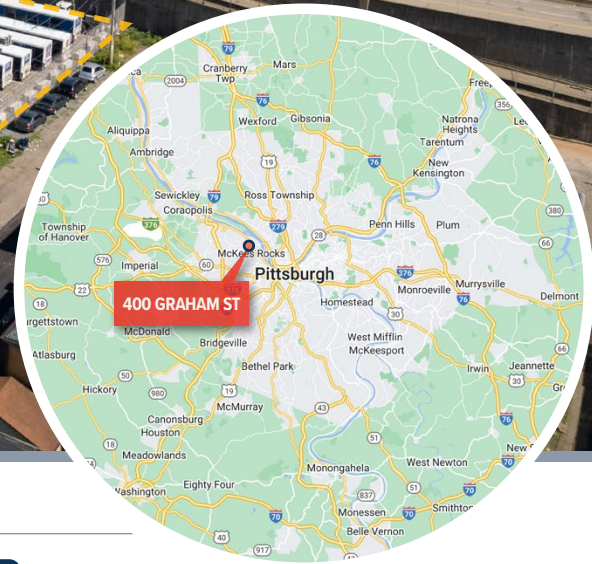
1 mile



6 miles



5.3 miles



FOR MORE INFORMATION:

RICH GASPERINI
rgasperini@genforrealestate.com
D 412.564.0752 | C 412.651.6888

MATEO VILLA
mvilla@genforrealestate.com
D 412.564.0754 | C 412.715.3454

CONNOR JANGRO
cjangro@genforrealestate.com
D 412.564.0776 | C 412.805.7064



FOR LEASE

400 GRAHAM STREET

MCKEES ROCKS, PA 15136 | STOWE TOWNSHIP

BUILDING SPECS

50,000 - 150,618 SF AVAILABLE
DISTRIBUTION CENTER

WAREHOUSE, DISTRIBUTION, LOGISTICS SPACE • PRIME INFILL LOCATION

AVAILABLE SF	50,000 SF - 150,618 SF
OFFICE AREA	16,500 SF of finished office space including management offices, dispatch area, and breakroom facilities
CLEAR HEIGHT	Generally 18'-20'
DOCK DOORS	Nine (9) loading dock doors (9' x 10' and 8' x 10') with hydraulic levelers, eight (8) doors, lights, shelters, and seals
DRIVE-IN DOORS	Sixteen (16) drive-in doors (primarily 12' x 14' and 14' x 14')
COLUMN SPACING	40' x 40'
HVAC	Fully conditioned office Rooftop mounted heating and air rotation units in the warehouse
LIGHTING	T-5 with motion sensors
POWER	4000 AMP, 120/208V, 3-Phase
FIRE PROTECTION	Wet System
BUILDING DEPTH	320' - 380'
PARKING	72 passenger vehicle spaces & abundant trailer parking +/- 2 acres fenced outside storage area
AVAILABILITY	Immediate
ROOF	60 Mil Carlisle TPO Roof System installed in 2017. Under warranty through 2032.
ZONING	General Industrial (Stowe Twp)
LOCATION	Immediate access to Route 51, 1 mile to Route 65, 5.3 miles to Downtown Pittsburgh, and 6 miles to I-79

HIGHLIGHTS

- Prime central location
- Fully fenced and secured site
- Abundant loading for a wide variety of industrial uses
- Equipment maintenance area including wash bay

FOR MORE INFORMATION: RGASPERINI@GENFORREALSTATE.COM | 412.564.0752 | GENFOR REAL ESTATE



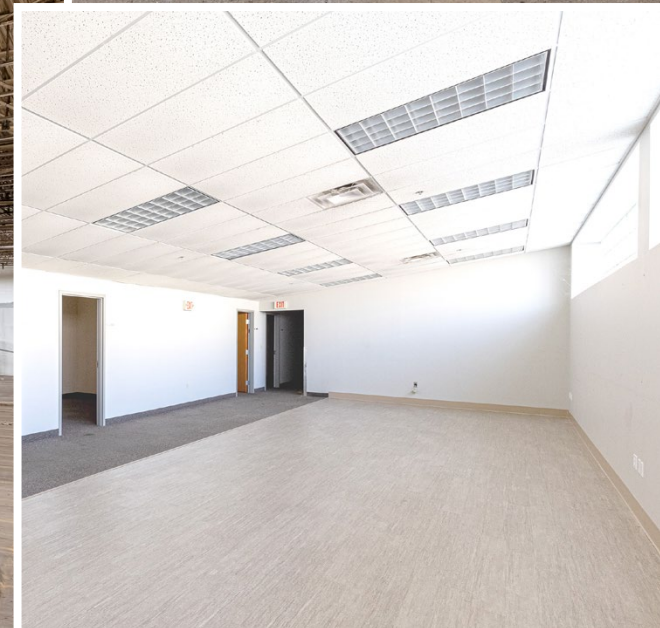
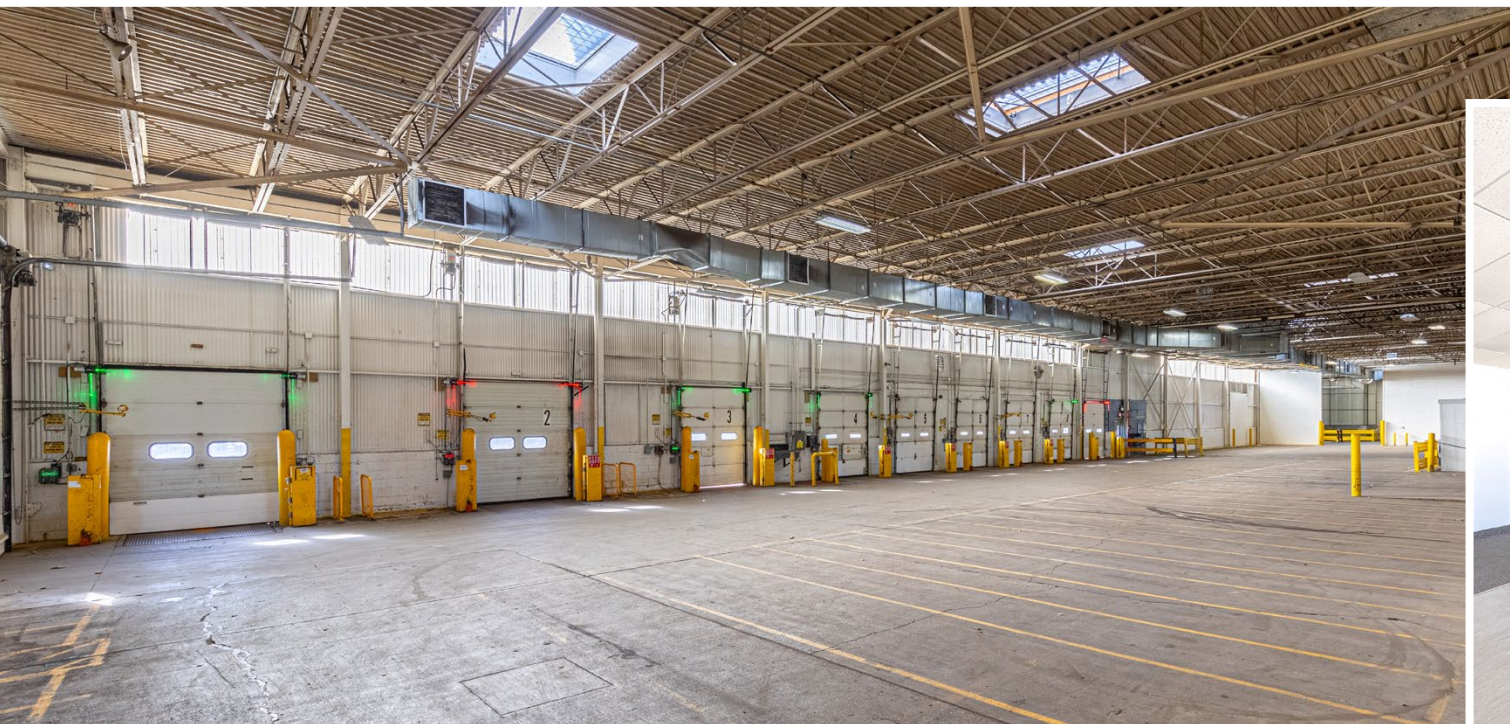
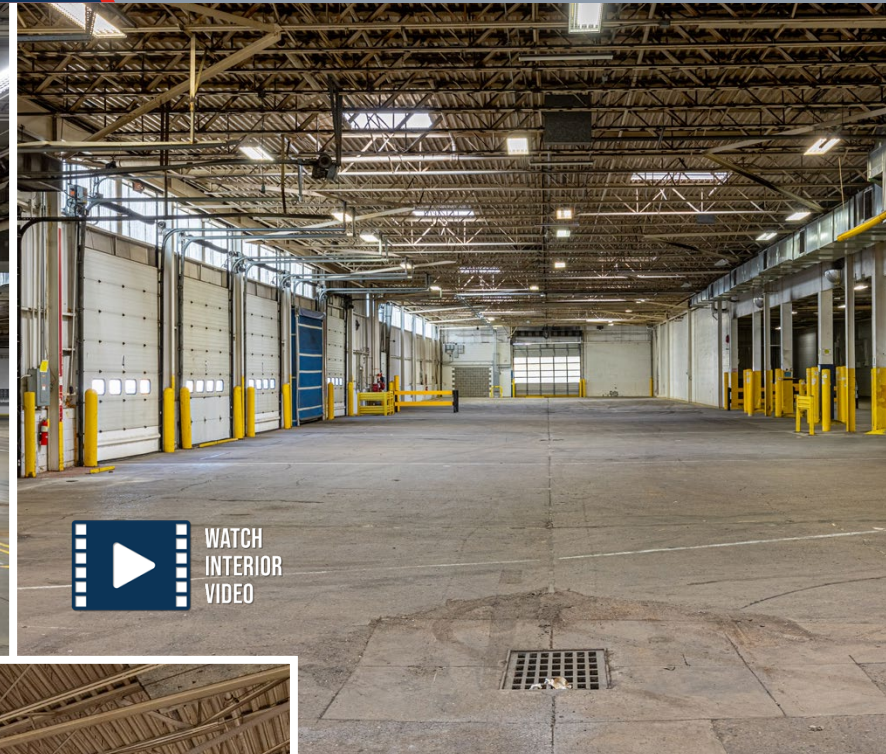
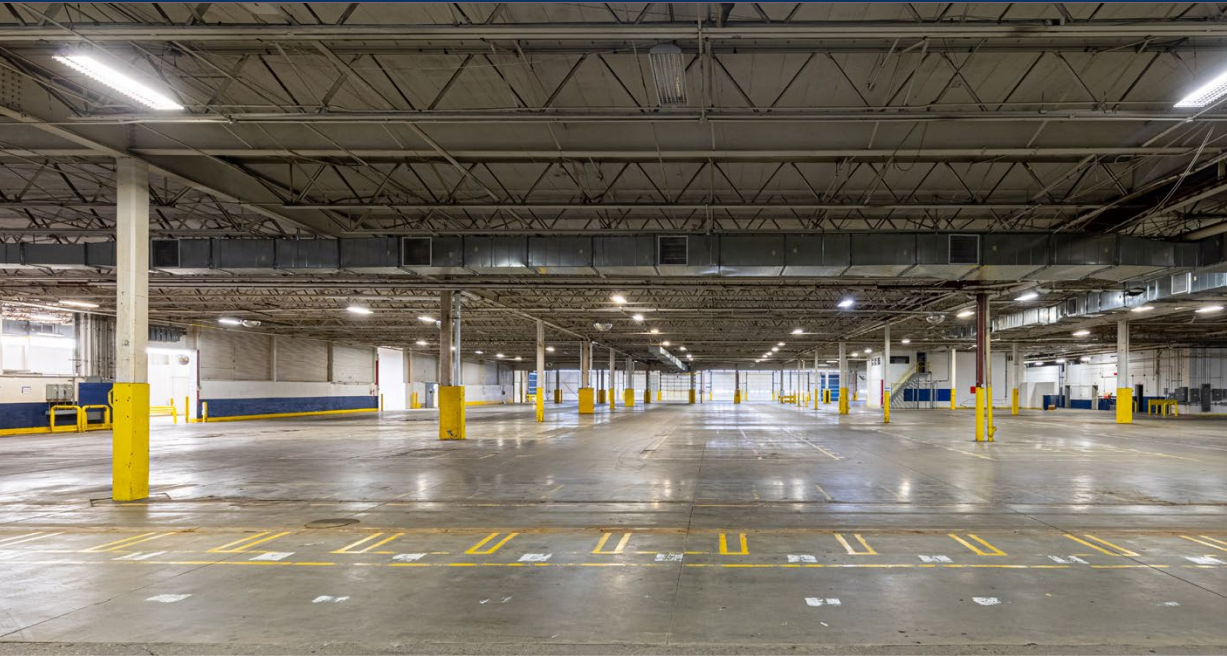
FOR LEASE

400 GRAHAM STREET

MCKEES ROCKS, PA 15136 | STOWE TOWNSHIP

INTERIOR PHOTOS

50,000 - 150,618 SF AVAILABLE
DISTRIBUTION CENTER



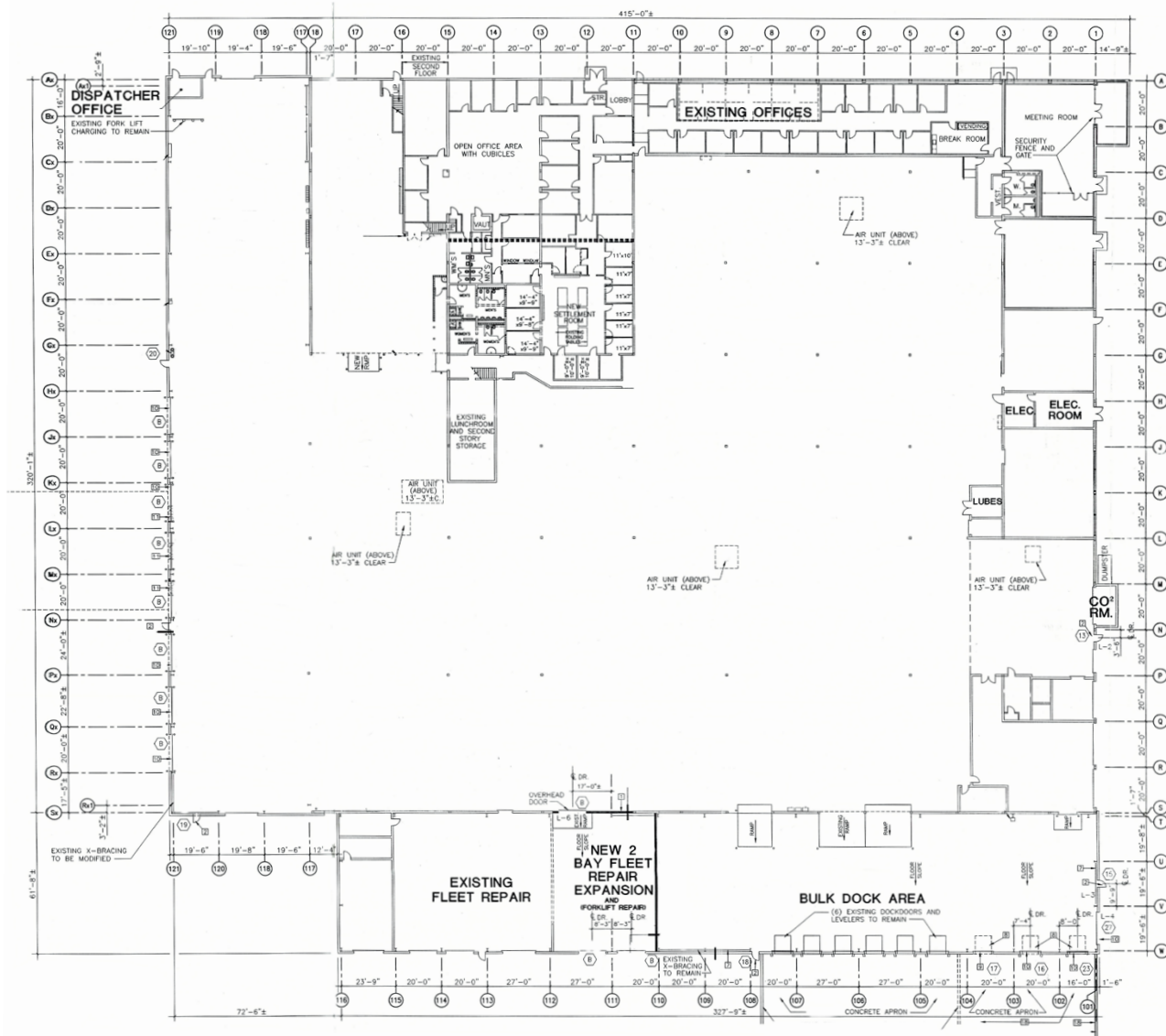
FOR LEASE

400 GRAHAM STREET

MCKEES ROCKS, PA 15136 | STOWE TOWNSHIP

FLOOR PLAN

50,000 - 150,618 SF AVAILABLE
DISTRIBUTION CENTER



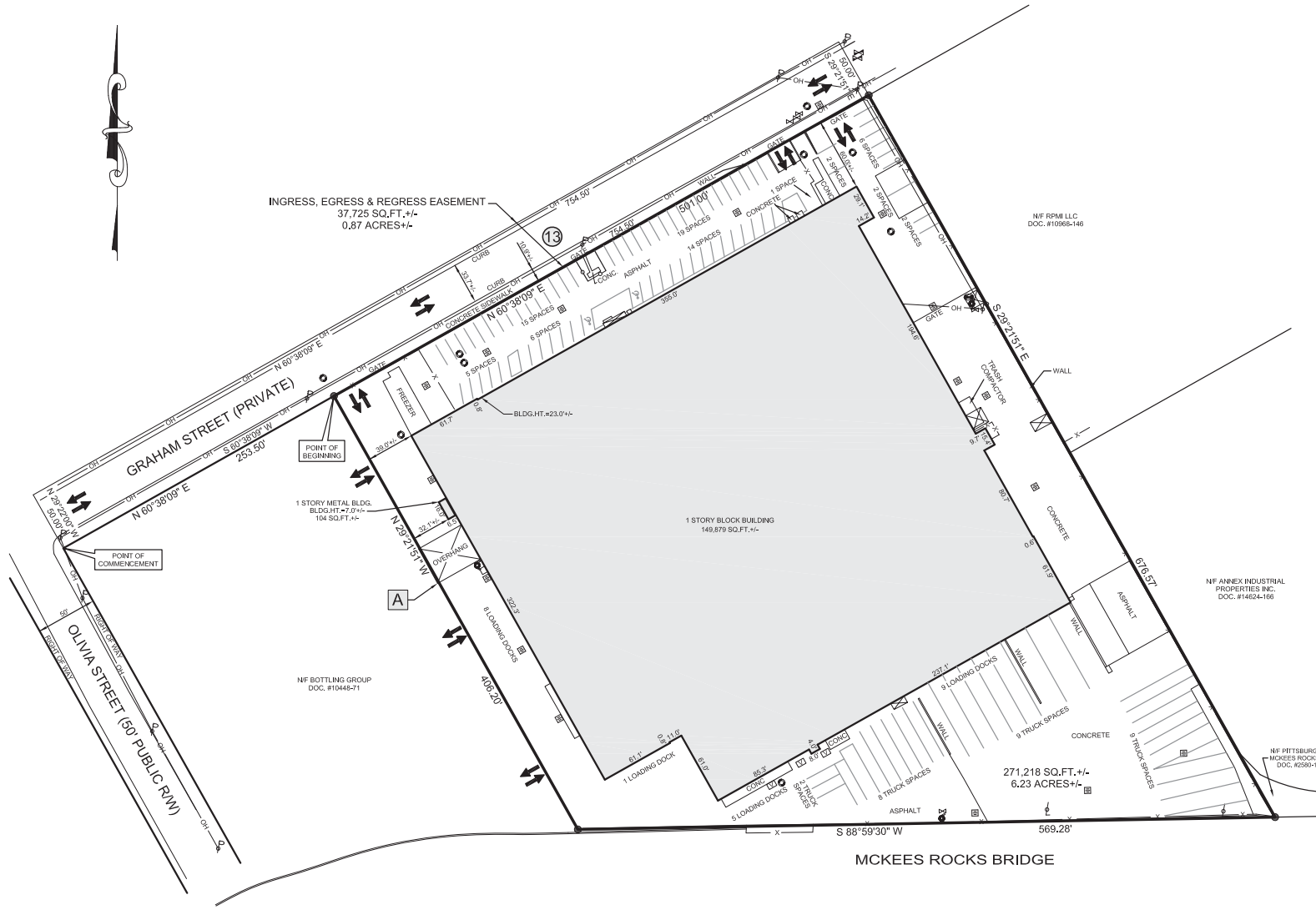
FOR LEASE

400 GRAHAM STREET

MCKEES ROCKS, PA 15136 | STOWE TOWNSHIP

SITE PLAN

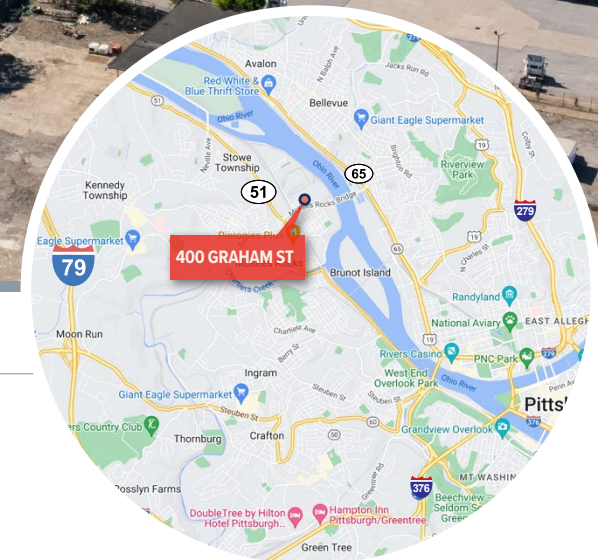
50,000 - 150,618 SF AVAILABLE
DISTRIBUTION CENTER



FOR LEASE

400 GRAHAM STREET

MCKEES ROCKS, PA 15136 | STOWE TOWNSHIP



Please contact the leasing team for more information:

RICH GASPERINI
rgasperini@genforrealestate.com
D 412.564.0752 | C 412.651.6888

MATEO VILLA
mvilla@genforrealestate.com
D 412.564.0754 | C 412.715.3454

CONNOR JANGRO
cjangro@genforrealestate.com
D 412.564.0776 | C 412.805.7064

GENFOR REAL ESTATE
One Altoona Place, Suite 2A
Pittsburgh, PA 15228
Office: 412.564.0750
www.genforrealestate.com

All information contained herein has been obtained from sources deemed reliable and Genfor, LLC does not doubt its accuracy; however, Genfor, LLC makes no guarantee, representation or warranty of any kind or nature, either express or limited, with respect to the accuracy or completeness of all or any portion of the information contained herein. Terms of availability of this property are subject to change and this property may be withdrawn without notice.

GENFOR
REAL ESTATE