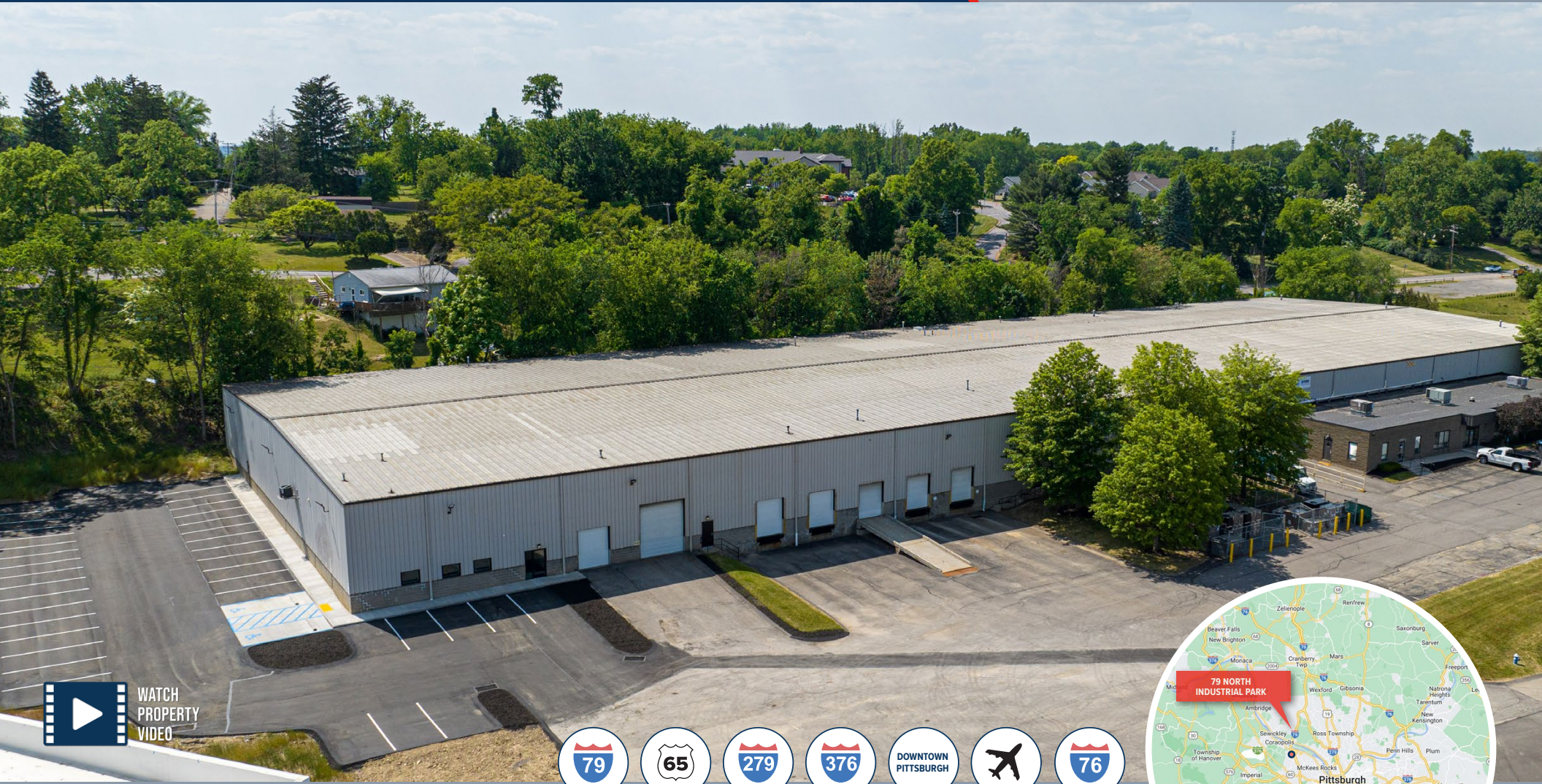


FOR LEASE

79 NORTH INDUSTRIAL PARK

304 DEER RUN ROAD | SEWICKLEY (ALEPPO TWP), PA 15143

41,600 SF AVAILABLE
LIGHT INDUSTRIAL/LOGISTICS SPACE



WATCH
PROPERTY
VIDEO



0.7 Miles



1 Mile



5.2 Miles



8.3 Miles



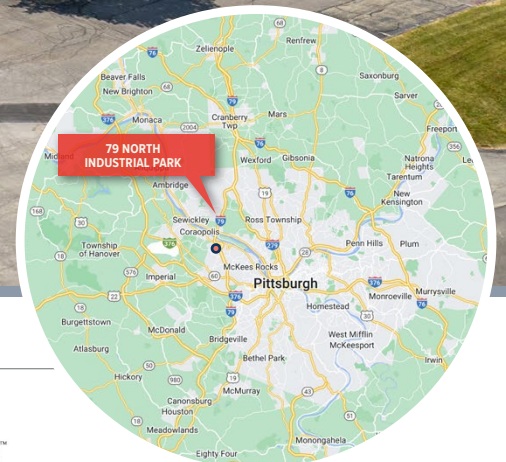
10 Miles



12 Miles



12.6 Miles



FOR MORE INFORMATION:

MATEO VILLA
MVILLA@GENFORREALESTATE.COM
D 412.564.0754 | C 412.715.3454

RICH GASPERINI
RGASPERINI@GENFORREALESTATE.COM
D 412.564.0752 | C 412.651.6888



FOR LEASE

79 NORTH INDUSTRIAL PARK

304 DEER RUN ROAD | SEWICKLEY (ALEPPO TWP), PA 15143

BUILDING SPECS

41,600 SF AVAILABLE

LIGHT INDUSTRIAL/DISTRIBUTION/SHOWROOM SPACE

AVAILABLE SF	41,600 SF
BUILDING SIZE	89,268 SF
OFFICE AREA	Approximately 1,450 SF in place Fully conditioned office space finished to suit
CLEAR HEIGHT	22' - 26'
DOCK DOORS	Five (5) dock positions
DRIVE-IN DOORS	Two (2) drive-in doors (8' x 8' and 12' x 14')
COLUMN SPACING	55' x 32'
HVAC	Gas-fired unit heaters in warehouse
LIGHTING	LED High Bay Lighting (new lighting)
POWER	600 AMP, 480V, 3-Phase
SPRINKLER	Wet System throughout
BUILDING DEPTH	165'
AVAILABILITY	Immediate
PARKING	Parking lot expansion complete; 40 additional spaces
HIGHWAY ACCESS	0.7 miles to I-79, 1 mile to Route 65, 5.2 miles to I-279, 8.3 miles to I-376, 10 miles to Downtown Pittsburgh, 12 miles to Pgh International Airport and 12.6 miles to I-76/PA Turnpike

CORPORATE NEIGHBORS

- AMAZON
- LINDE
- SAFELITE
- CHRYSLER
- HONDA
- CULLIGAN
- SOUTHERN GLAZERS
- BATESVILLE LOGISTICS

FOR MORE INFORMATION: MVILLA@GENFORREALESTATE.COM | D 412.564.0754 | C 412.715.3454



FOR LEASE

79 NORTH INDUSTRIAL PARK

304 DEER RUN ROAD | SEWICKLEY (ALEPPO TWP), PA 15143

BUILDING PHOTOS

INTERIOR & EXTERIOR



FOR LEASE

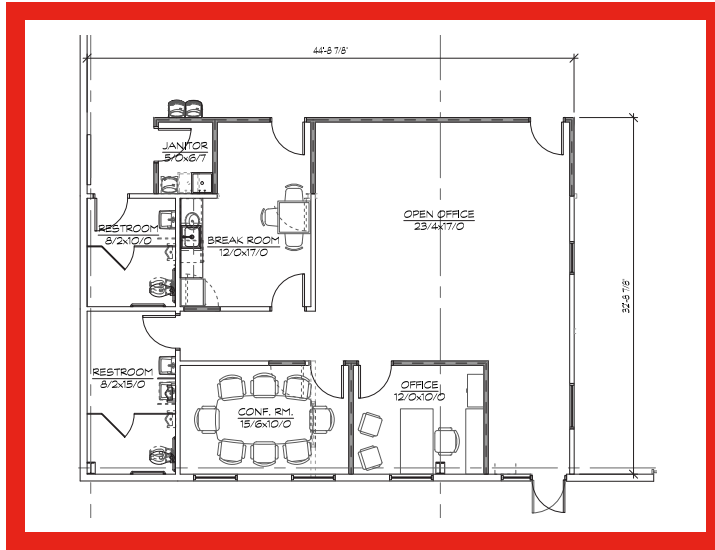
79 NORTH INDUSTRIAL PARK

304 DEER RUN ROAD | SEWICKLEY (ALEPPO TWP), PA 15143

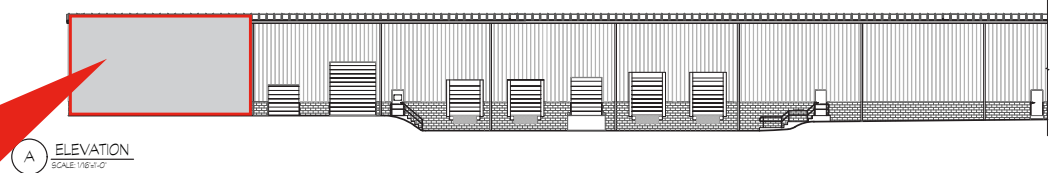
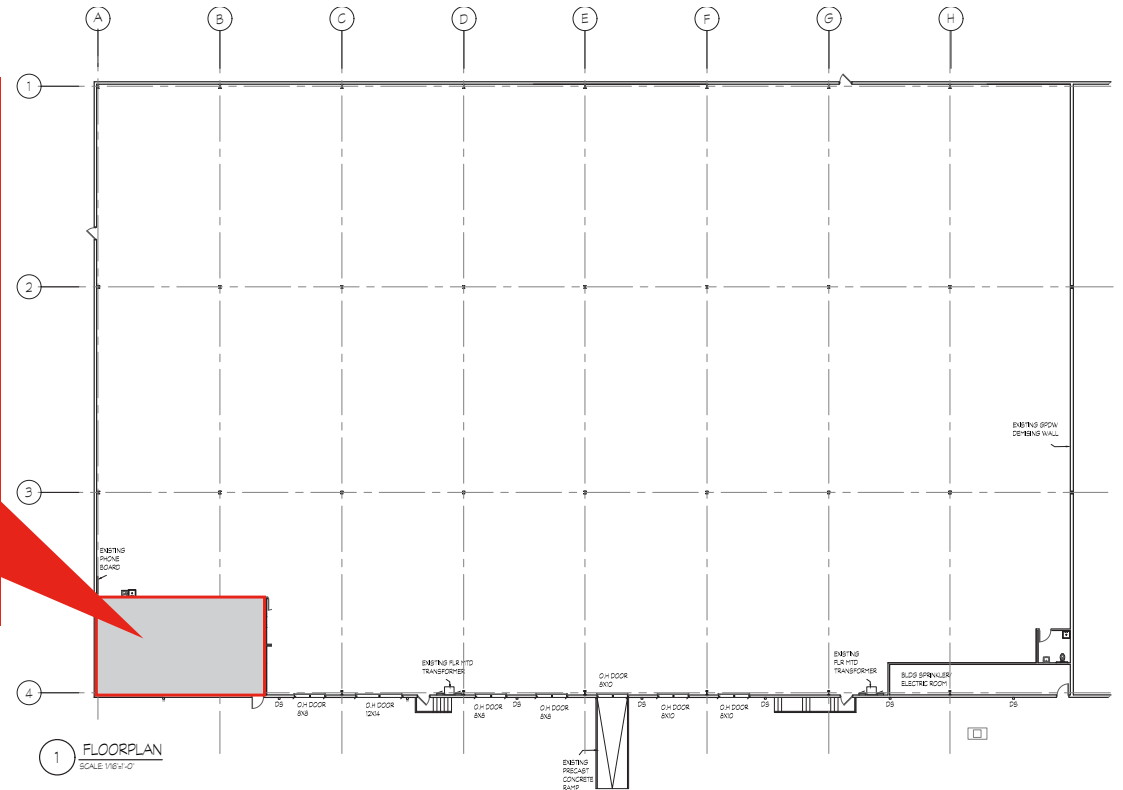
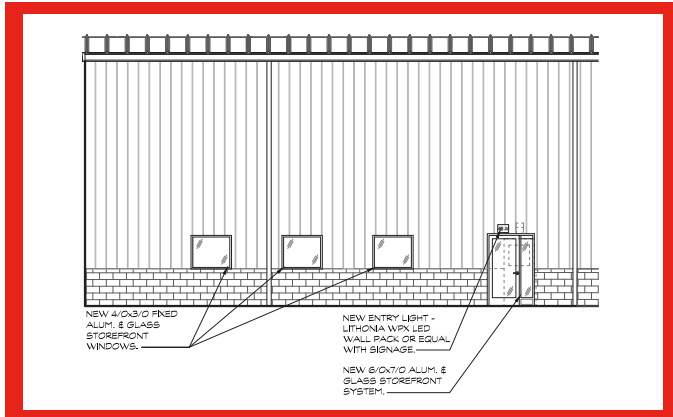
FLOOR PLAN

41,600 SF AVAILABLE

NEW OFFICE AREA



NEW WINDOWS, ENTRYWAY AND FACADE FEATURES



FOR LEASE

79 NORTH INDUSTRIAL PARK

304 DEER RUN ROAD | SEWICKLEY (ALEPPO TWP), PA 15143

PARKING LOT EXPANSION

APPROXIMATELY 40 SPACES



FOR LEASE

79 NORTH INDUSTRIAL PARK

304 DEER RUN ROAD | SEWICKLEY (ALEPPO TWP), PA 15143

DOWNTOWN
PITTSBURGH



41,600 SF
AVAILABLE FOR LEASE

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

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

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

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



Endurance Real Estate Group, LLC (www.endurance-re.com), formed in 2002, is a Radnor, Pennsylvania-based real estate owner/developer focused on income and value add industrial opportunities located in the Mid-Atlantic region. Since its formation, the company has acquired and developed over \$1.3 billion of assets totaling over 20.6 million SF and sold over 10.8 million SF with a combined value of \$865 million. Endurance currently owns and operates a portfolio totaling over 6 million square feet consisting of 59 buildings. Existing space includes 5.3 million square feet of industrial and 750,000 square feet of flex/office space. Endurance is currently developing over 1.5 million SF of distribution buildings across several projects in varying building sizes from 60,000 SF up to 1,000,000 SF. To learn more visit www.endurance-re.com.