

# Functional Warehouse

\$6.50 PSF / Industrial Gross

- **Warehouse Space:** Approx. 72,000 Square Feet
- **Office Space:** Approx. 4,900 Square Feet
- **Acres:** Approx. 2.9 Acres
- **Loading Docks:** Five (5) Loading Docks with Two (2) Edge-Of-Dock Levelers
- **Grade Doors:** Two (2)
- **Column Spacing:** Variable
- **Clear Height:** Varies - Mostly 25' - 30' Clear in the Main Storage Bay and 22' - 23' Clear in the Front Bay
- **Lighting:** T8 Lighting in Warehouse with Skylights/Outdoor Lights are LED's
- **Power:** West Penn 480-Volt/ 3-Phase
- **Construction:** Brick and Mortar

## Contact Us

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# Location

The Property offers a surplus of industrial resources and accessibility.



**3.5 Miles**

to the PA Turnpike and Route 28



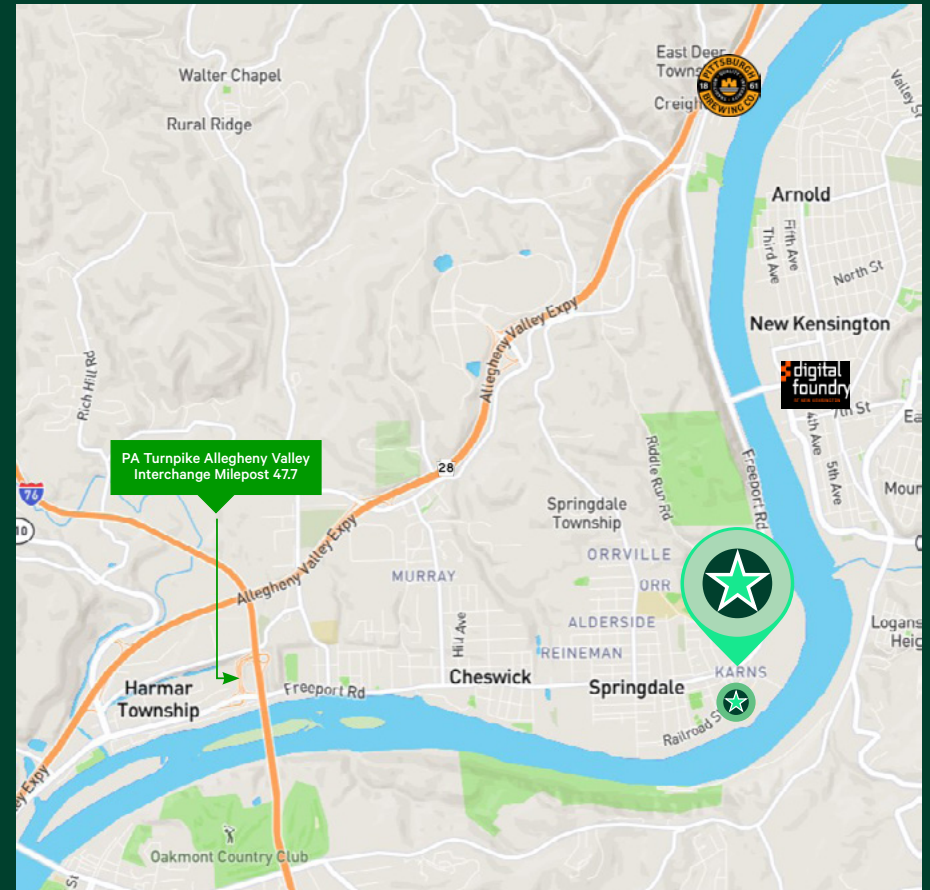
## Proximity to Digital Foundry

The Property is located seven (7) minutes from the Digital Foundry at New Kensington which helps train the local workforce in the use of robotics, sensors, and new technologies associated with Industry 4.0.



## Pittsburgh Brewing Company

The Property is located eight (8) minutes from Pittsburgh Brewing Company's new production facility in Creighton, PA. At its opening, the facility is capable of producing 150,000 BBLs of beer annually and also features a whiskey distillery and a concert venue, Iron City Stage, with a capacity of 7,000 people.



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