

RENOVATED OFFICE/WAREHOUSE BUILDING

630 5TH AVE. EAST MCKEESPORT, PA 15035



FOR MORE INFORMATION CONTACT:



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EXECUTIVE SUMMARY

PROPERTY OVERVIEW & BUILDING SPECS

PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present this completely renovated warehouse and office building right off of Route 30 in the Eastern part of Pittsburgh. Everything in the building has been replaced including - roof, mechanical systems with upgraded electrical power and back up generator, new office space, kitchen, bathrooms and more.

OFFERING SUMMARY

SALE PRICE	\$2,200,0000
LEASE PRICE	\$8.15 + NNN
BUILDING SIZE	22,351 SF
WAREHOUSE SPACE	17,531 SF
OFFICE SPACE	4,820 SF
ZONING	MU - Mixed Use
LOT SIZE	1.27 Acres
CEILING HEIGHTS	12-14 ft clear height
DRIVE IN DOORS	4
DOCK DOOR	1
FIRE SUPPRESSION SYSTEM	Yes
BACK UP GENERATOR	Yes
ELECTRICAL:	3 Phase 800 AMP



PHOTOS

PROPERTY SITE



PHOTOS

PROPERTY SITE



PHOTOS

PROPERTY SITE



PARCEL MAP

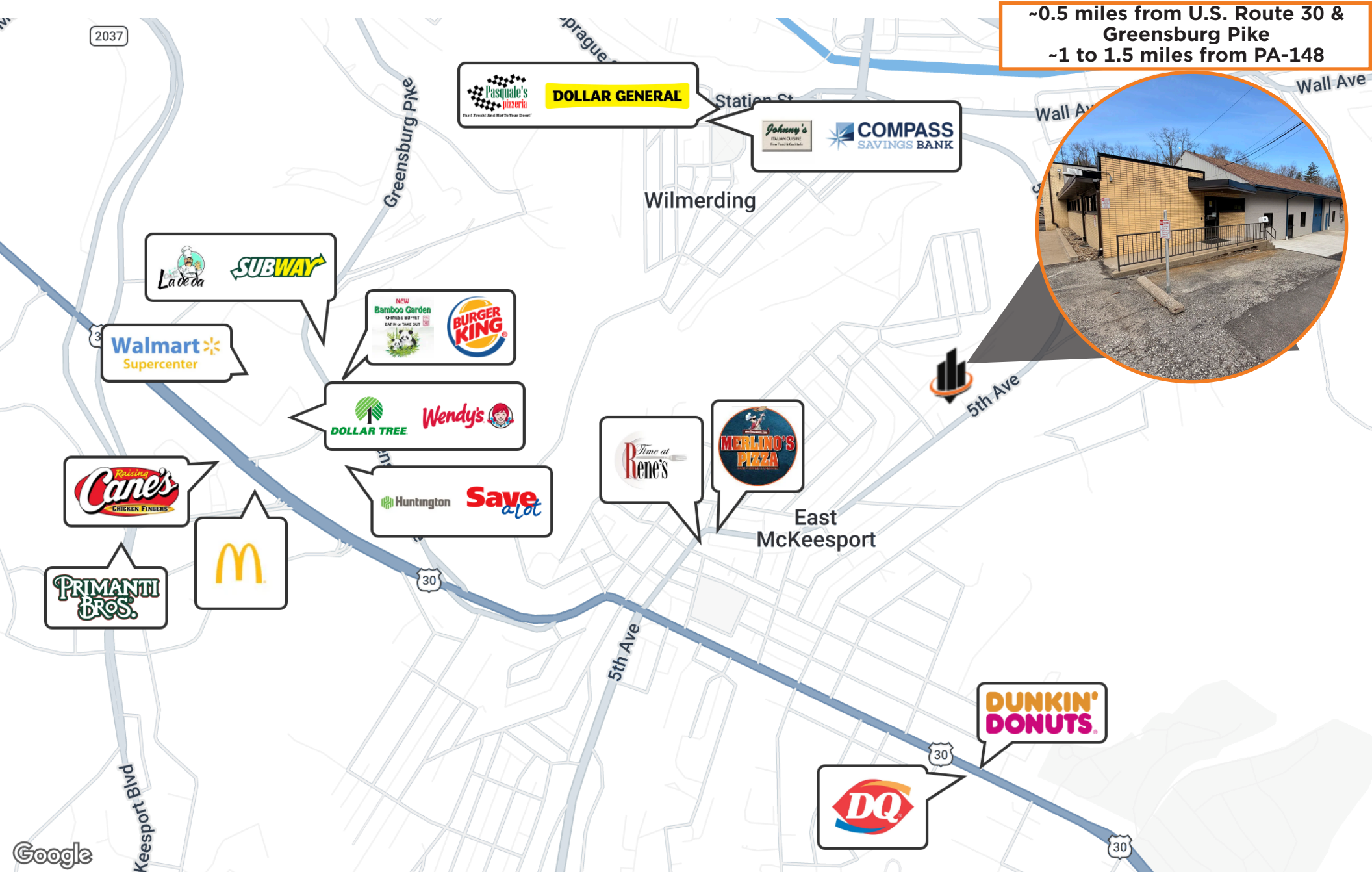
AERIAL VIEW



LOCATION MAP

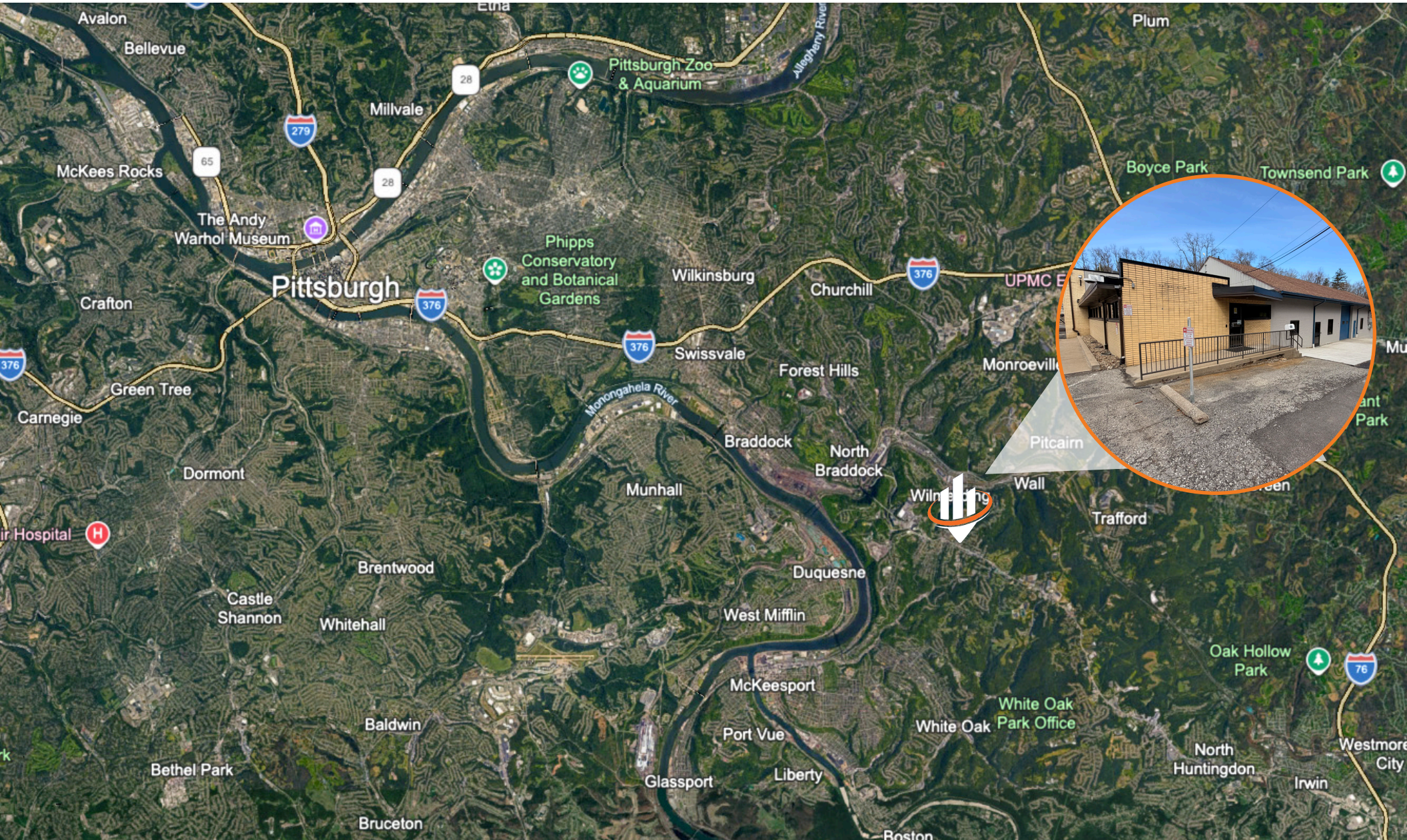
NEIGHBORING MAJOR DESTINATIONS

~0.5 miles from U.S. Route 30 & Greensburg Pike
~1 to 1.5 miles from PA-148



LOCATION MAP

REGION MAP





FOR INQUIRIES,
CONTACT:

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