

FOR LEASE

79 NORTH - BUILDING 209

209 OVERLOOK DRIVE, SEWICKLEY (ALEPPO TOWNSHIP), PA 15143

10,280 SF ON 2.2 ACRES

OFFICE & SHOP SPACE WITH PAVED AND FENCED YARD

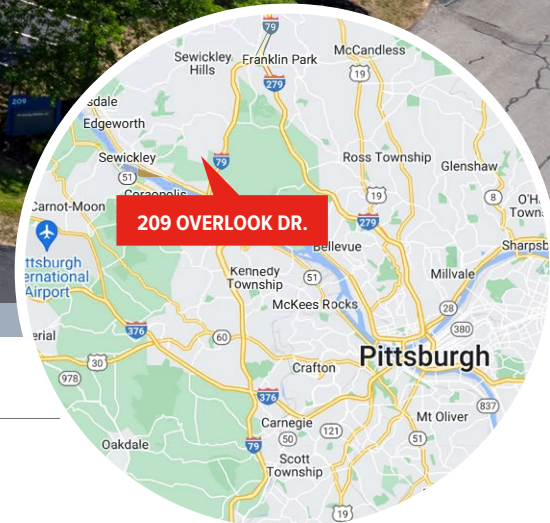
STRATEGICALLY LOCATED



0.7 Miles



1.1 Miles



FOR MORE INFORMATION:

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LEASING BY:



OWNED & MANAGED BY:



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BUILDING SPECS

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BUILDING SPECS

TOTAL BLDG SF	10,280 SF
AVAILABLE SPACE	10,280 SF of flex space approximately 2 acres
PARKING/YARD	Approximately 2 acres of paved parking/outdoor storage
OFFICE/SHOWROOM SF	6,180 SF
WAREHOUSE/SHOP SF	4,100 SF
CLEAR HEIGHT	14' clear in warehouse
DRIVE-IN DOORS	Three (3) 12' x 12' drive-in doors
POWER	600 AMP, Oversized power service, Minimum 800 AMP 480 3-Phase
LIGHTING	T-5 Lighting
WAREHOUSE HVAC	Gas-fired unit heaters
PARKING	Approximately 2 acres of paved parking/staging
AVAILABILITY	Immediate
LOCATION	Aleppo Township / Allegheny County



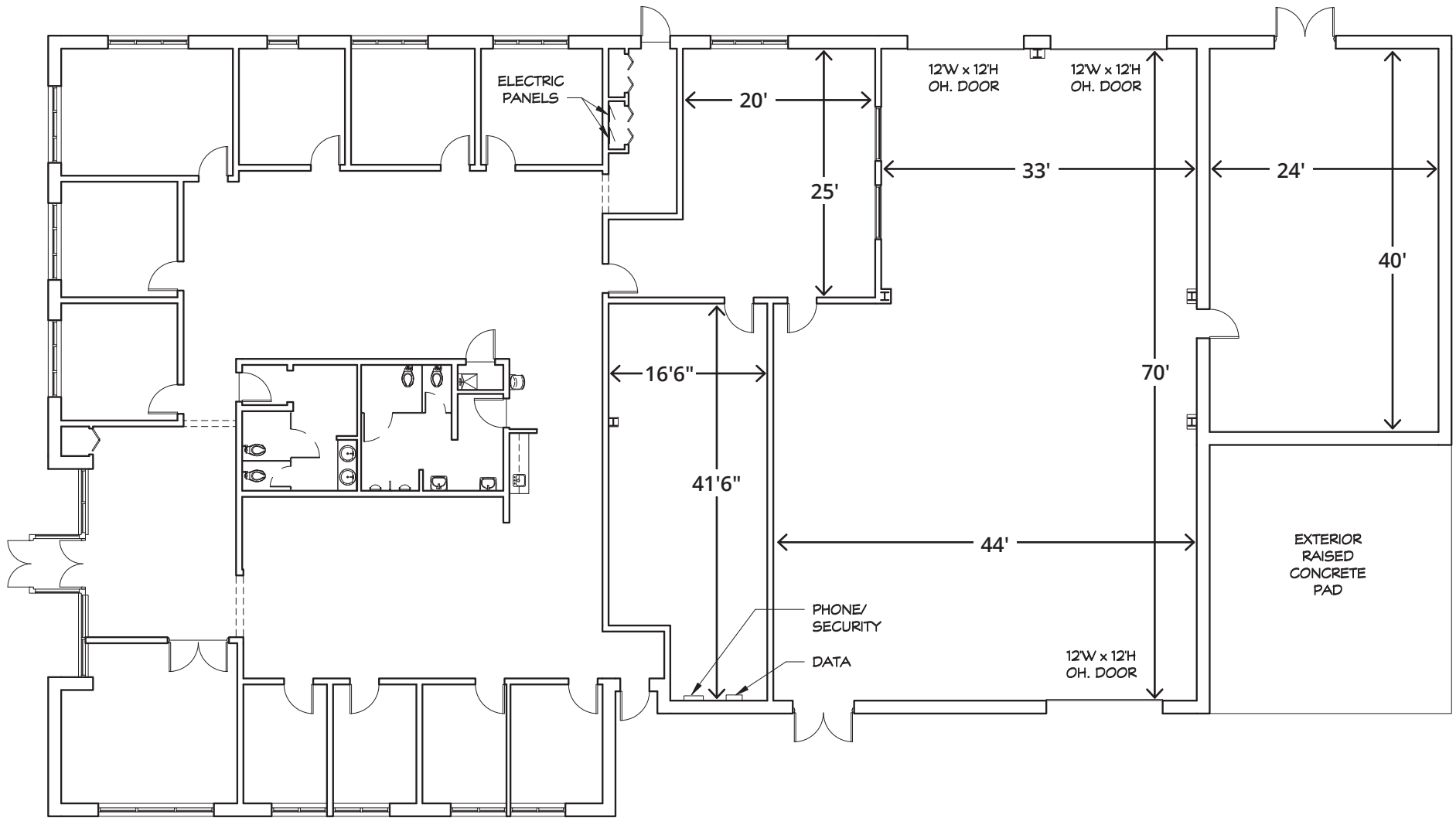
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FLOOR PLAN

10,280 SF ON 2.2 ACRES



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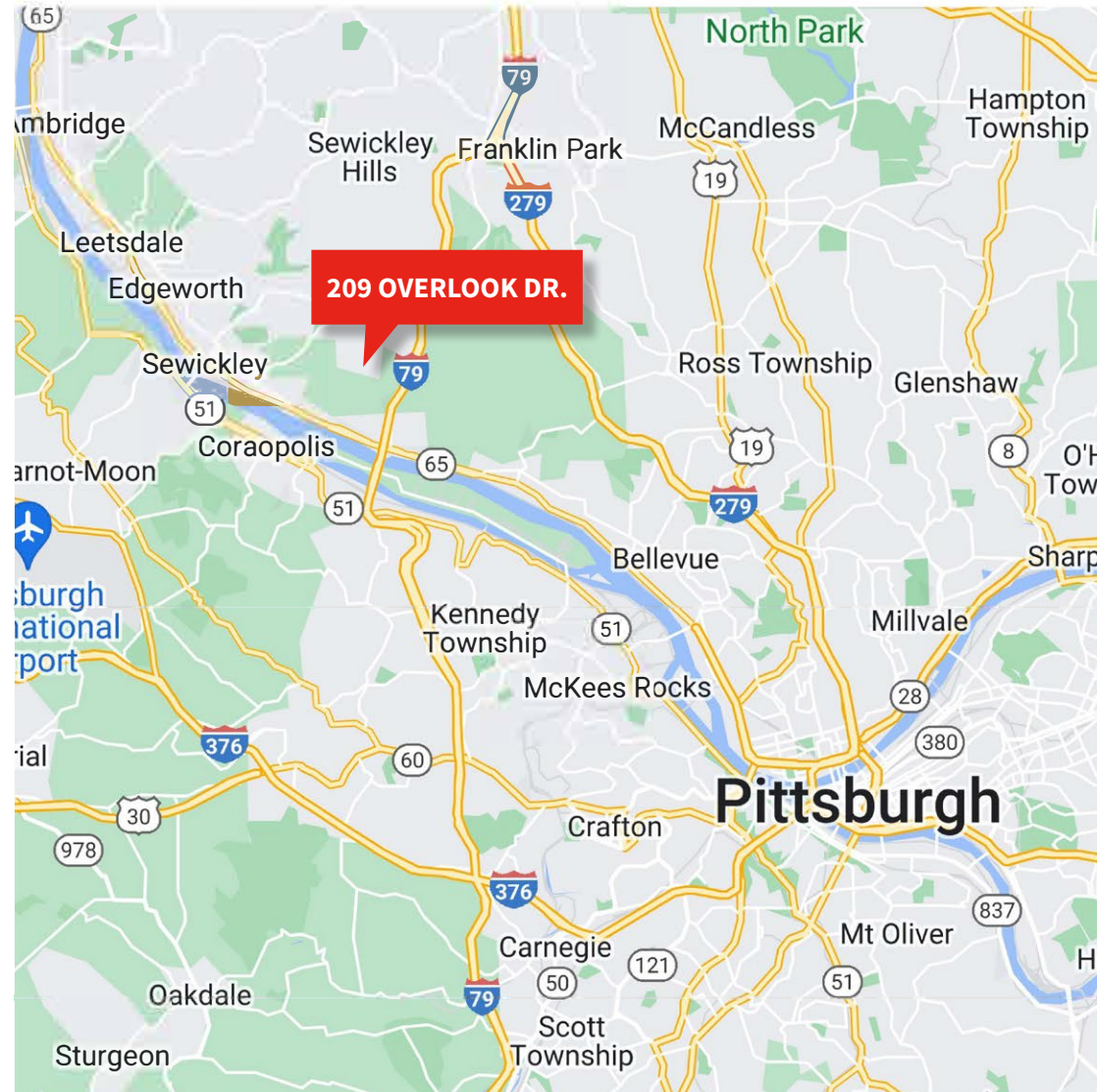
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LOCATION

ACCESS MAP

KEY DISTANCES

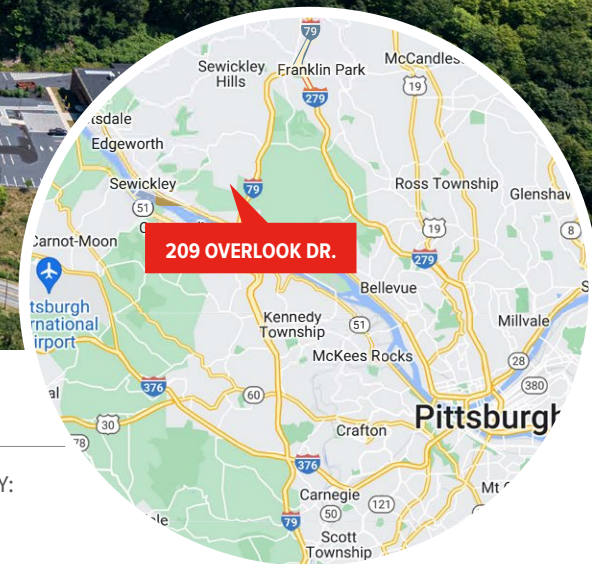
- 0.7 miles to I-79
- 1.1 miles to Route 65
- 5.2 miles to I-279
- 8.3 miles to I-376
- 10 miles to Downtown Pittsburgh
- 12.6 miles to I-76/PA Turnpike



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