



FOR LEASE | **115,607 SF**
1200 LEBANON RD | **WEST MIFFLIN, PA**

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PROPERTY HIGHLIGHTS



IDEAL FOR
TRADITIONAL &
E-COMMERCE
WAREHOUSING &
DISTRIBUTION, AI,
& ROBOTICS R&D



ADVANCED
MANUFACTURING
POTENTIAL



10 MILES FROM
DOWNTOWN
PITTSBURGH



COMPLETELY RENOVATED
WITH NEW ROOF IN
2022/2023



APPROXIMATELY 15
ACRES FOR STORAGE &
TRAILER PARKING



PROPERTY DETAILS

1200 LEBANON RD | WEST MIFFLIN, PA

AVAILABLE SPACE	115,607 SF
MAX CONTIGUOUS	48,141 SF
MINIMUM DIVISIBLE	2,464 SF
LOADING DOCKS	7
DRIVE-IN DOORS	1
CLEAR HEIGHT	18' - 24'
COLUMN WIDTH/DEPTH	20' x 60'
ROOF	Rubber Membrane
WALLS	Masonry
FLOORS	6" - 8" Reinforced Concrete
YEAR BUILT	1967
YEAR RENOVATED	1994
FIRE SUPPRESSION	100% Dry
LIGHTING	Metal Halide
POWER	Heavy
PARKING	240 Surface Spaces
LAND AREA	52.68 Acres
ZONING	I-1 Heavy Industrial
PARCEL ID	245-M-150 245-R-50
RAIL ACCESS	Serviced by Union Railroad Company
OPEX ESTIMATE	\$0.96/SF

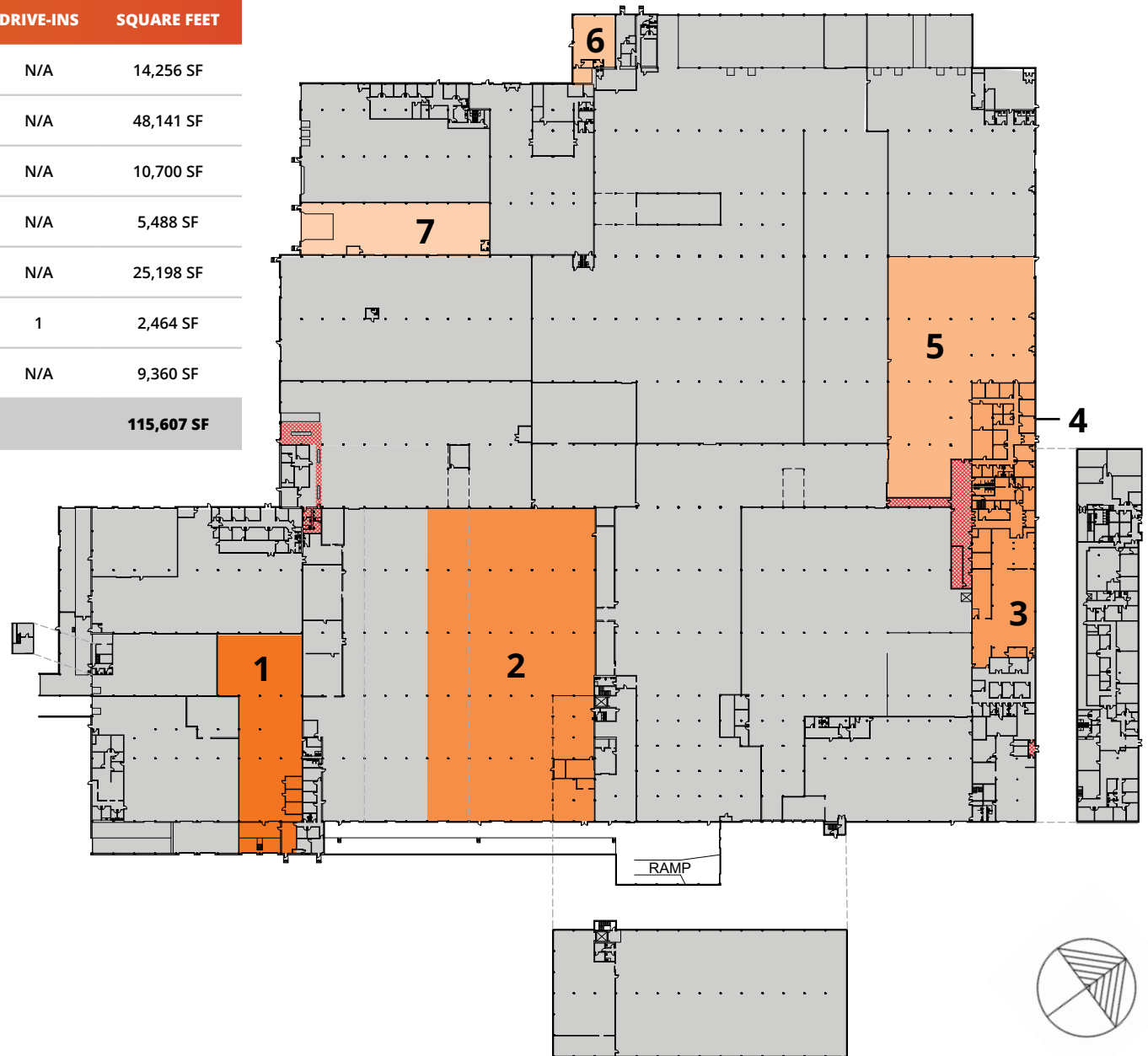
[VIEW A VIDEO OF THIS PROPERTY](#)



FLOOR PLAN

1200 LEBANON RD | WEST MIFFLIN, PA

NUMBER	SPACE DESIGNATION	LOADING DOCKS	DRIVE-INS	SQUARE FEET
1	AVAILABLE	2	N/A	14,256 SF
2	AVAILABLE	3	N/A	48,141 SF
3	AVAILABLE	N/A	N/A	10,700 SF
4	AVAILABLE	N/A	N/A	5,488 SF
5	AVAILABLE	N/A	N/A	25,198 SF
6	AVAILABLE	N/A	1	2,464 SF
7	AVAILABLE	2	N/A	9,360 SF
TOTAL				115,607 SF



LOCATION MAP

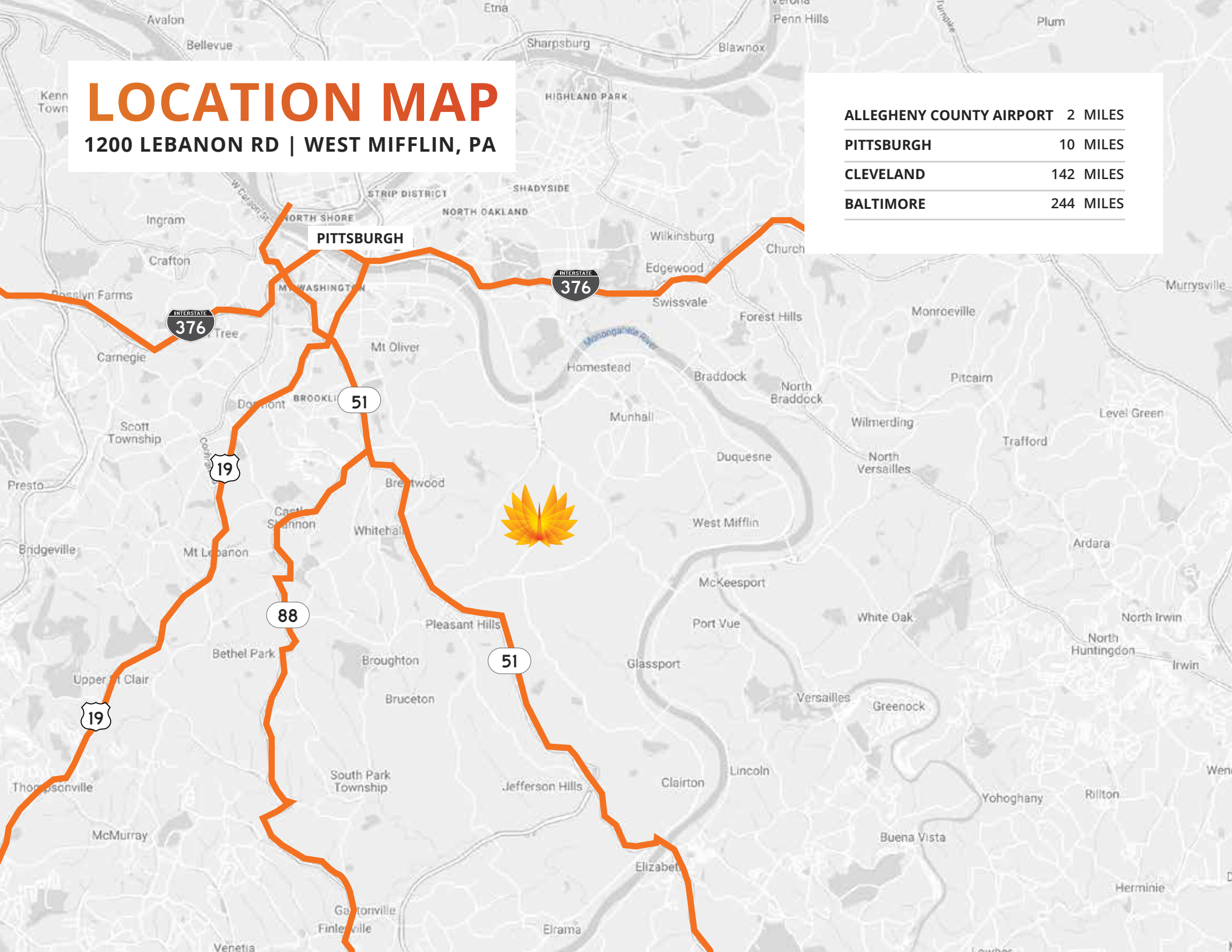
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ALLEGHENY COUNTY AIRPORT 2 MILES

PITTSBURGH 10 MILES

CLEVELAND 142 MILES

BALTIMORE 244 MILES





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