

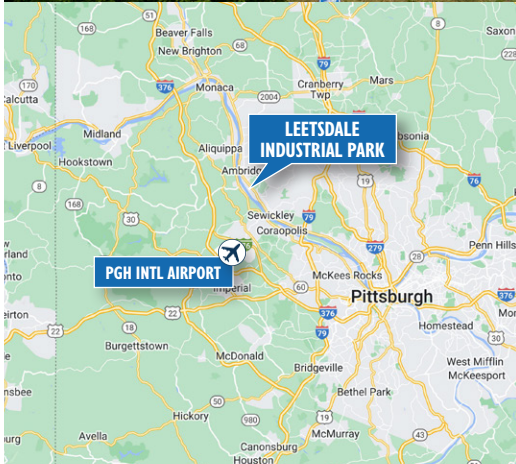
FOR LEASE

## 920 RIVERSIDE PLACE – BUILDING 900

LEETSDALE INDUSTRIAL PARK | LEETSDALE, PA 15056

MODERN,  
CLASS A FLEX  
SPACE

15,000 SF  
AVAILABLE  
(Available June 2026)



### BUILDING SPECS

AVAILABLE SPACE:	15,000 SF (100' deep x 150' wide)
BUILDING SF:	54,000 SF total
OFFICE SPACE:	3,000 SF +/- of finished office space including end-cap corner offices and full kitchen facilities
CLEAR HEIGHT:	24' - 30'
COLUMN SPACING:	50' x 50'
LOADING DOCKS:	Three (3) 9' x 10' dock high doors
DRIVE-IN DOORS:	One (1) 12' x 12' ramped drive-in
SPRINKLER:	ESFR
ELECTRIC:	400 AMP, 480V, 3-phase power
LIGHTING:	T-8 lighting with motion sensors
HEAT:	Gas-fired Hastings heat exchangers
PARKING:	Up to 3 spaces per 1,000 SF leased
LEED FEATURES:	Special window glazing, skylights, low-flow plumbing fixtures
ASKING RATE:	\$9.50/SF NNN
PROJECTED OPEX:	Estimated RE Taxes: \$0.92/SF; CAM: \$0.34/SF; Insurance: \$0.67/SF
AVAILABLE:	June 2026

### HIGHLIGHTS

- Class A Flex Space
- LEED Certified Building
- Ideal for light industrial, R&D, showroom and warehousing uses
- On-site Property Management
- Direct overpass to PA Route 65 and less than 10 min. to I-79
- Proximity to Pittsburgh International Airport and Downtown Pittsburgh

### 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

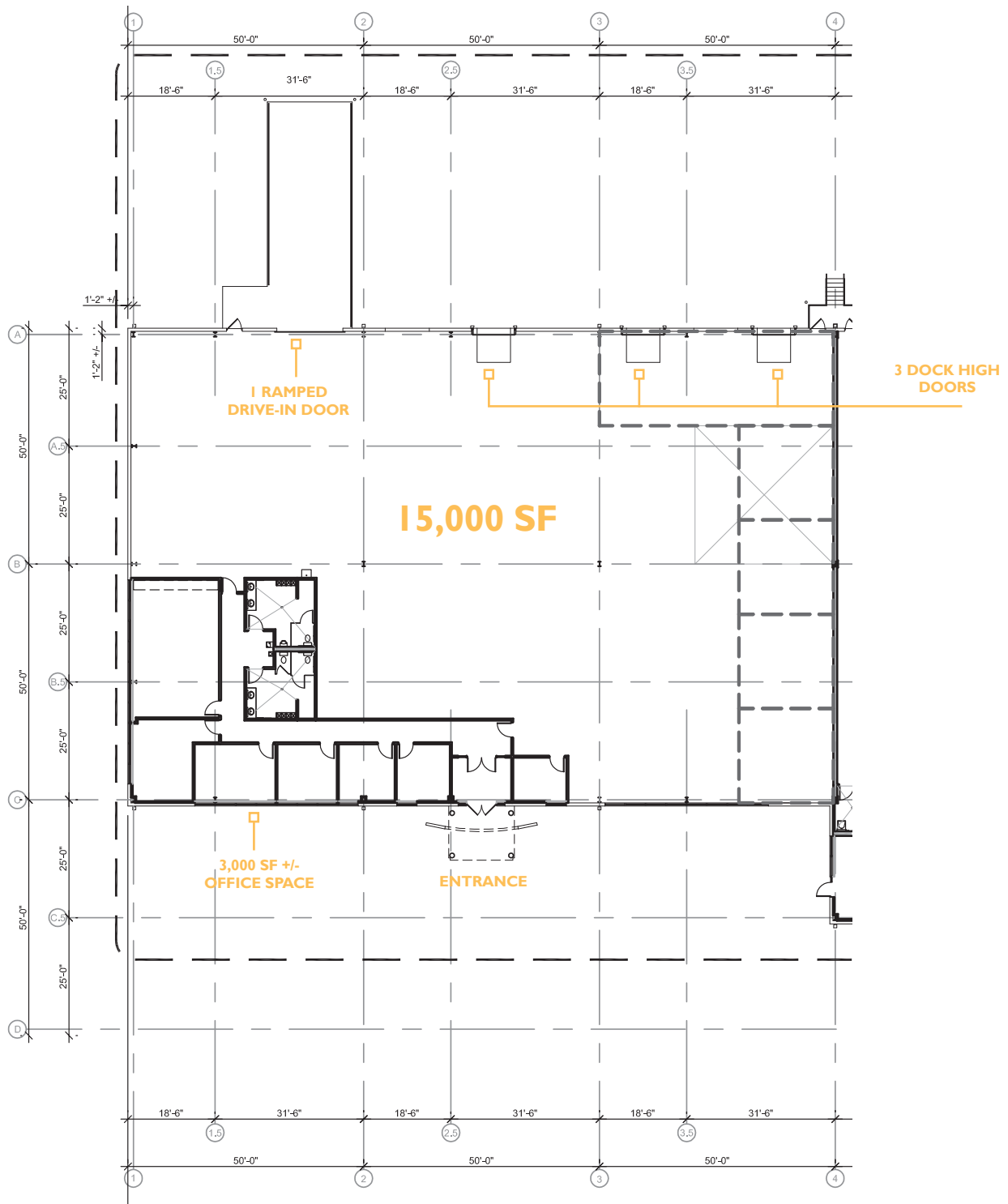


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FLOOR  
PLAN



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D 412.564.0752 | C 412.651.6888

MATEO VILLA  
mvilla@genforrealestate.com  
D 412.564.0754 | C 412.715.3454

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

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