



FOR LEASE | **183,571 SF**
251 W WYLIE AVE | **WASHINGTON, PA**

LUKE HERDER 414-244-9574 | LHERDER@PHOENIXINVESTORS.COM

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PROPERTY HIGHLIGHTS



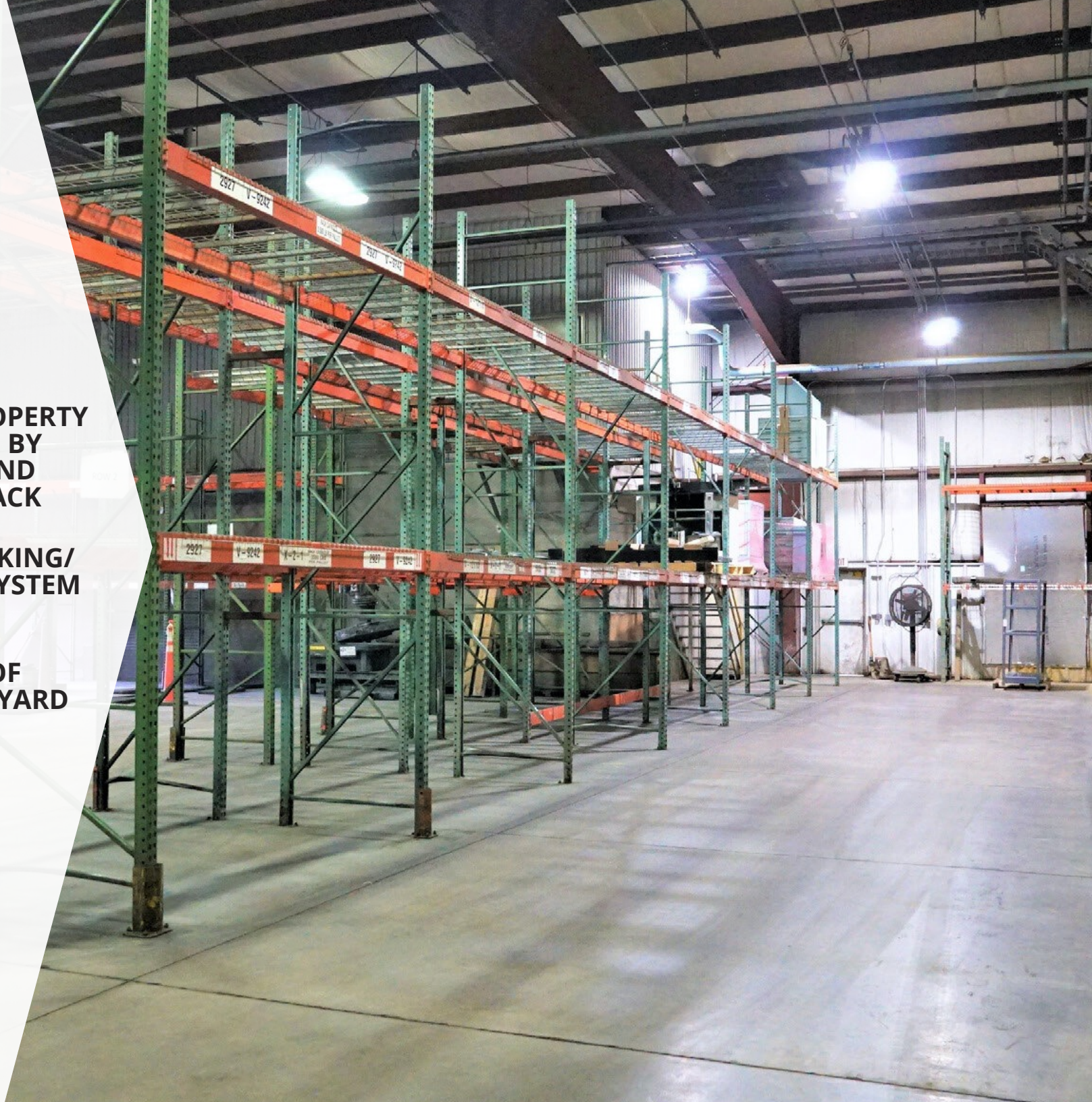
**ENTIRE PROPERTY
IS SECURED BY
FENCING AND
GUARD SHACK**



**LARGE RACKING/
STORAGE SYSTEM
IN PLACE**



**1.5 ACRES OF
LAYDOWN YARD**



PROPERTY DETAILS

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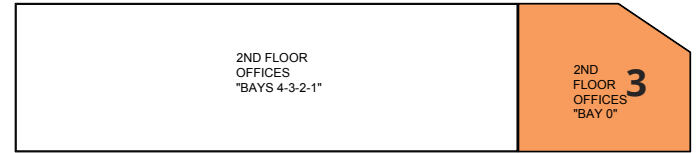
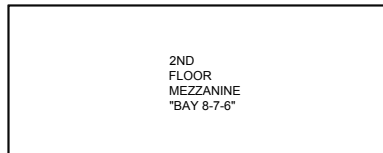
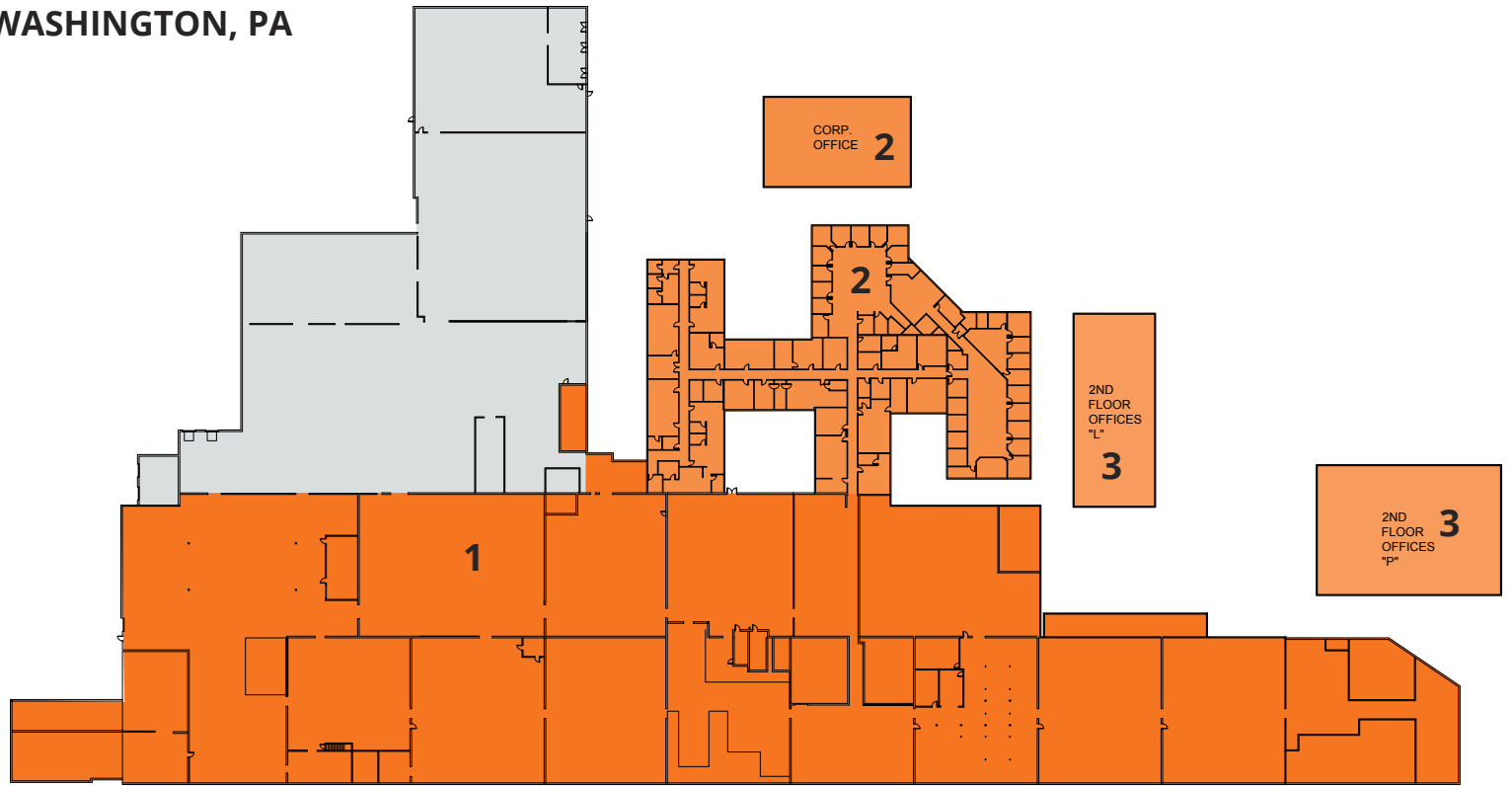
AVAILABLE SPACE	183,571 SF
WAREHOUSE SPACE	128,682 SF
OFFICE SPACE	54,889 SF
DOCK DOORS	13 with Locks & Levelers
DRIVE-INS	5
CLEAR HEIGHT	12' - 24'
FLOORS	6" Reinforced Concrete
FIRE SUPPRESSION	Wet Foam & Dry Systems
PARKING	183 Paved Parking Spaces
LAND AREA	13.58 Acres
RAIL	Rail Spur possible via CSXT
ZONING	I - Industrial
PARCEL ID	120-011-00-00-0009-00
OPEX ESTIMATE	\$0.65/SF



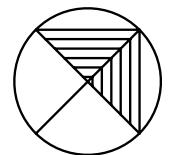
[VIEW A MATTERPORT WALK-THROUGH](#)

FLOOR PLAN

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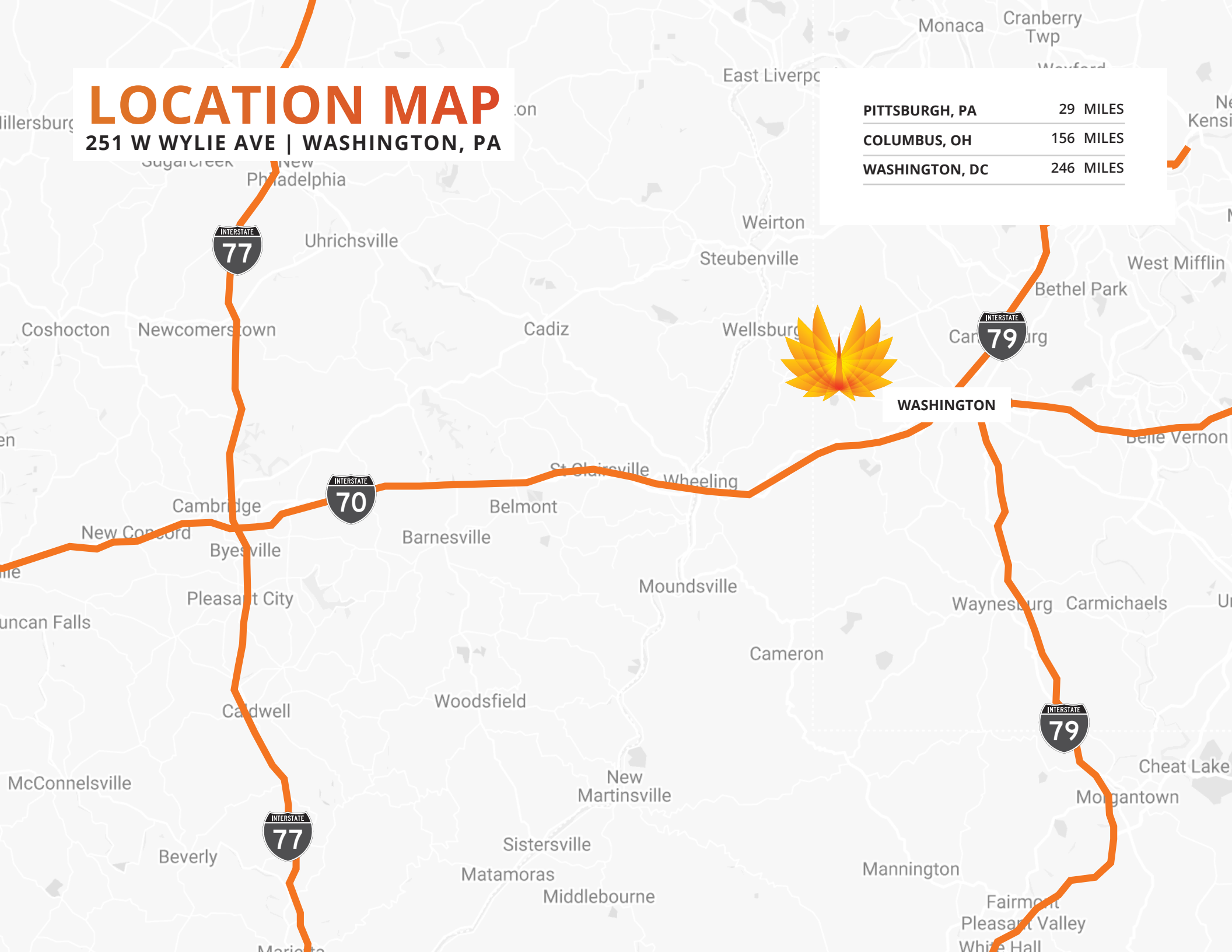
NUMBER	SPACE DESIGNATION	SQUARE FEET
1	AVAILABLE WAREHOUSE	128,682 SF
2	AVAILABLE OFFICE	30,943 SF
3	AVAILABLE SECOND FLOOR OFFICE	23,946 SF
TOTAL		183,571 SF



LOCATION MAP

251 W WYLIE AVE | WASHINGTON, PA

PITTSBURGH, PA	29 MILES
COLUMBUS, OH	156 MILES
WASHINGTON, DC	246 MILES





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