

FOR LEASE



McKees Rocks Industrial Building

301 Munson Ave, Mc Kees Rocks, PA 15136



Property Highlights

- Three-Story Industrial Warehouse/Distribution Building
- 42,401 SF Total
- 2 Drive-In Doors
- 6 Dock Doors (2 Exterior; 4 Interior)
- 13' Ceiling Height
- LED & Fluorescent Lighting
- Rear Dock Access Suitable for 40' Truck
- Freight Elevator
- Office Space Available on Second Floor
- Sprinklered

Location Description

Prime location just off of the McKees Rocks Bridge (Helen Street Exit) in the McKees Rocks Bottoms. Convenient access to Route 51 and Route 65. 5 miles to Downtown Pittsburgh!

Offering Summary

First Floor Warehouse:	15,023 SF	\$3.75/SF/yr IG
Second Floor Warehouse:	7,020 SF	\$2.00/SF/yr IG
Second Floor Office:	6,669 SF	\$4.50/SF/yr IG
Third Floor Warehouse:	13,689 SF	\$2.00/SF/yr IG

PRESENTED BY:

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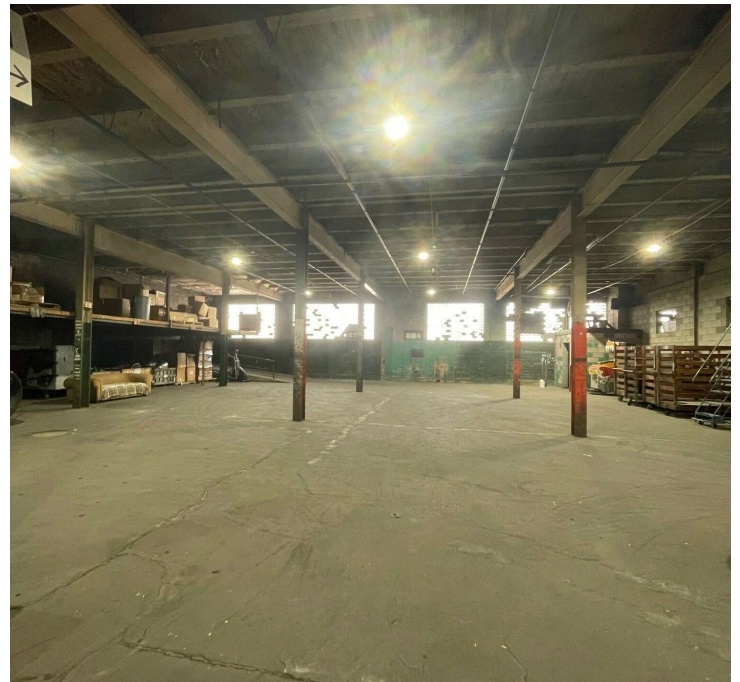
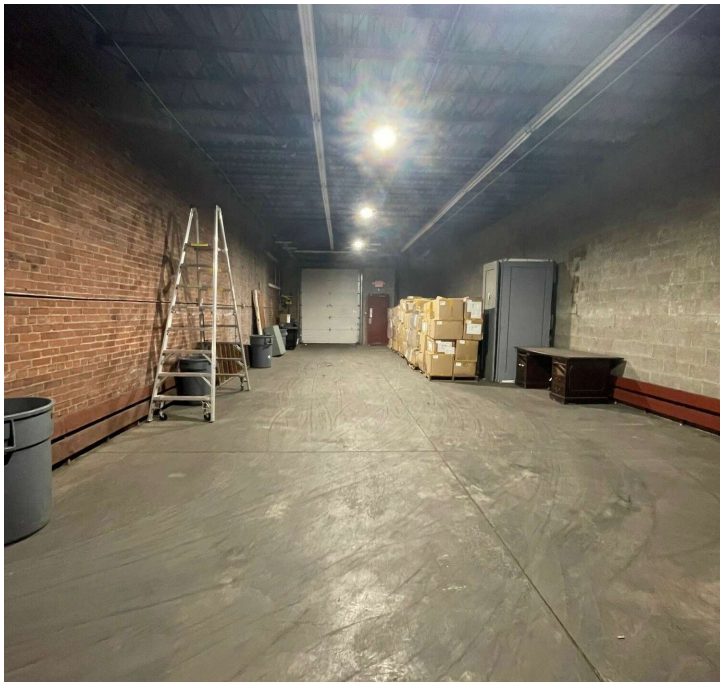


**PENNSYLVANIA
COMMERCIAL
REAL ESTATE INC.**

FOR LEASE

First Floor

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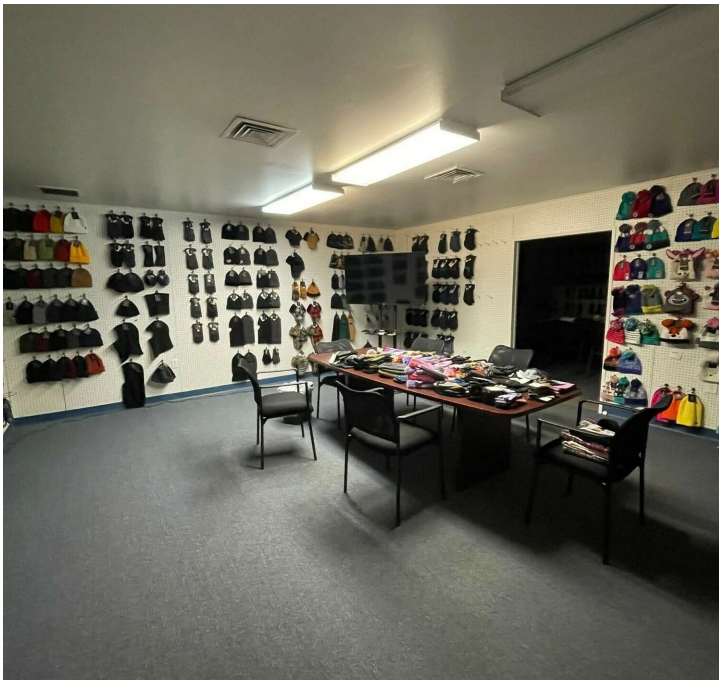
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Second Floor

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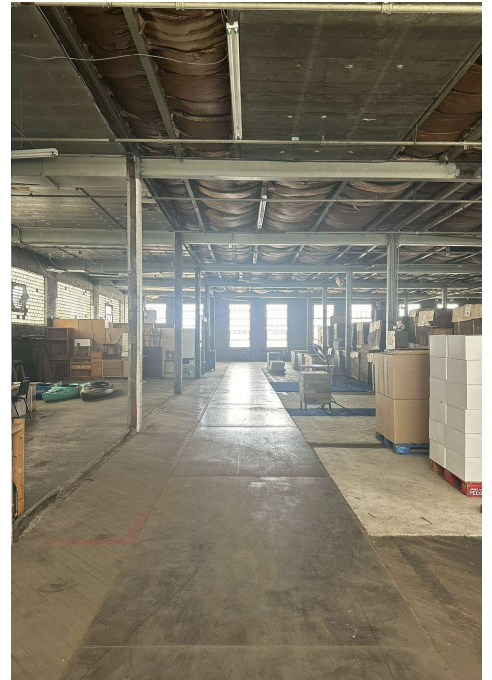
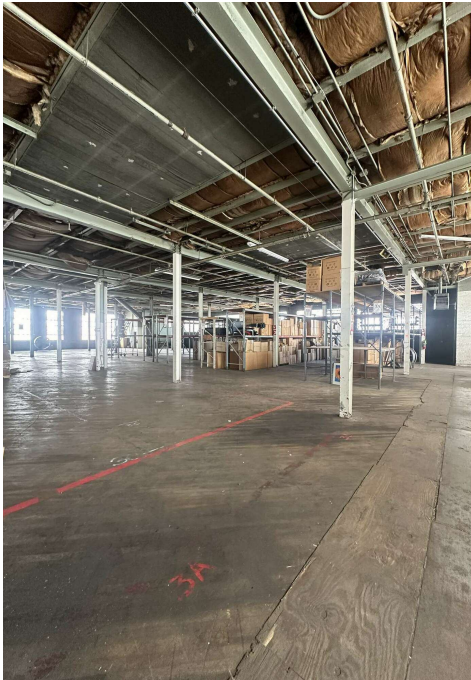
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Third Floor

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**301 Munson Avenue
McKees Rocks, PA 15136**

<i>Township/Boro/Ward</i>	<i>County</i>	<i>Building Number</i>
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McKees Rocks	Allegheny	301
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Rear addition with dock access added in 1980's. Rear dock access suitable for 40' truck. 10,000lb freight elevator.

<i>Building and Land Data</i>

Gross SF: 42,401
 Floors: 3
 Dimensions:
 Lot Size: 0.33 acres
 Parking: Street
 Ind. Intended Use: Warehouse/Distribution
 Ind Present Use: Warehouse/Distribution
 Year Built: 1930s
 Year Renv:
 Construction: Masonry

<i>Building Details</i>

Dock High Doors: 6 (2 exterior; 4 interior)	Ceiling: 13'
Grade Level: 2	Zoning: Industrial
Column Spacing:	Sprinklers: Y
Elevators: Y	Rail: N
Barge: N	Cranes: N

<i>Utilities</i>

Heat in Warehouse: Y
 Freezer or A/C in Warehouse: N
 HVAC in Office: Y
 Lighting Type: LED & Fluorescent
 Electric Company: Duquesne Light
 Amps: 480 Volts: 220 Phase: 3
 Gas Company: Columbia Gas
 Sewer Company: West View Water Authority
 Water Company: West View Water Authority

<i>Pricing</i>

Tax Amount: \$16,721.50 (\$.39/SF)	Office Rental Rate: \$4.50/SF
Rent per Month:	Warehouse Rental Rate: \$3.75/SF (1st Floor); \$2.00/SF (2nd & 3rd Floor)
Gross/Net: IG	Blended Rental Rate:
Escalations:	Rental Price/SF:
Sale Price:	Smallest Division:
Sale Price/SF:	Largest Division:.

<i>Availabilities</i>

Available SF: 42,401	Office SF: 6,669	Warehouse SF: 35,732	Possession Date: Immediate
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