

FOR LEASE

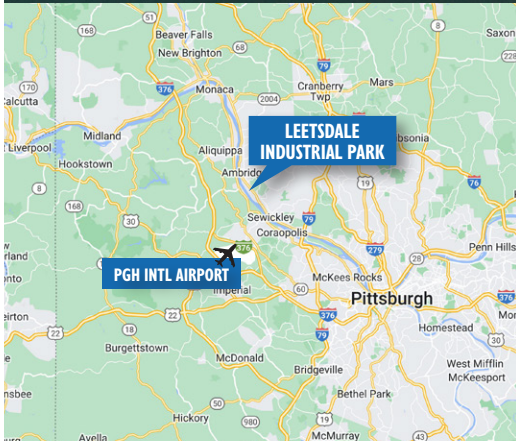
# 33 LEETSDALE INDUSTRIAL DRIVE

LEETSDALE INDUSTRIAL PARK | LEETSDALE, PA 15056

INDUSTRIAL  
CRANE-SERVED  
SPACE

33,200 SF  
AVAILABLE

33,200 SF  
Available Space



## BUILDING SPECS

|                  |  |
|------------------|--|
| AVAILABLE SPACE: | 33,200 SF  |
| BUILDING SIZE:   | 208,000 SF   |
| OFFICE SPACE:    | 12' x 36' modular unit proposed at tenant's cost   |
| CLEAR HEIGHT:    | 36'  |
| COLUMN SPACING:  | Free Span  |
| LOADING:         | Two (2) 16' x 16' overhead drive-in doors  |
| CRANES:          | One (1) 15 ton overhead crane, 26' under hook  |
| FLOOR:           | 7" reinforced concrete   |
| ELECTRIC:        | 400 amps, 480v, 3-phase power  |
| LIGHTING:        | LED lighting – 30 FC   |
| LAYDOWN YARD:    | Potential for outside storage  |
| RAIL:            | Rail service to Leetsdale Industrial Park; multiple switches with Norfolk Southern daily |

## HIGHLIGHTS

- Recently improved 15 ton crane served industrial space
- Ideal for light and heavy industrial uses and the warehousing of heavy equipment and basic materials
- Professional landlord with on-site property management
- Located in Leetsdale Industrial Park, which offers direct rail and barge service in the park

### FOR MORE INFORMATION:

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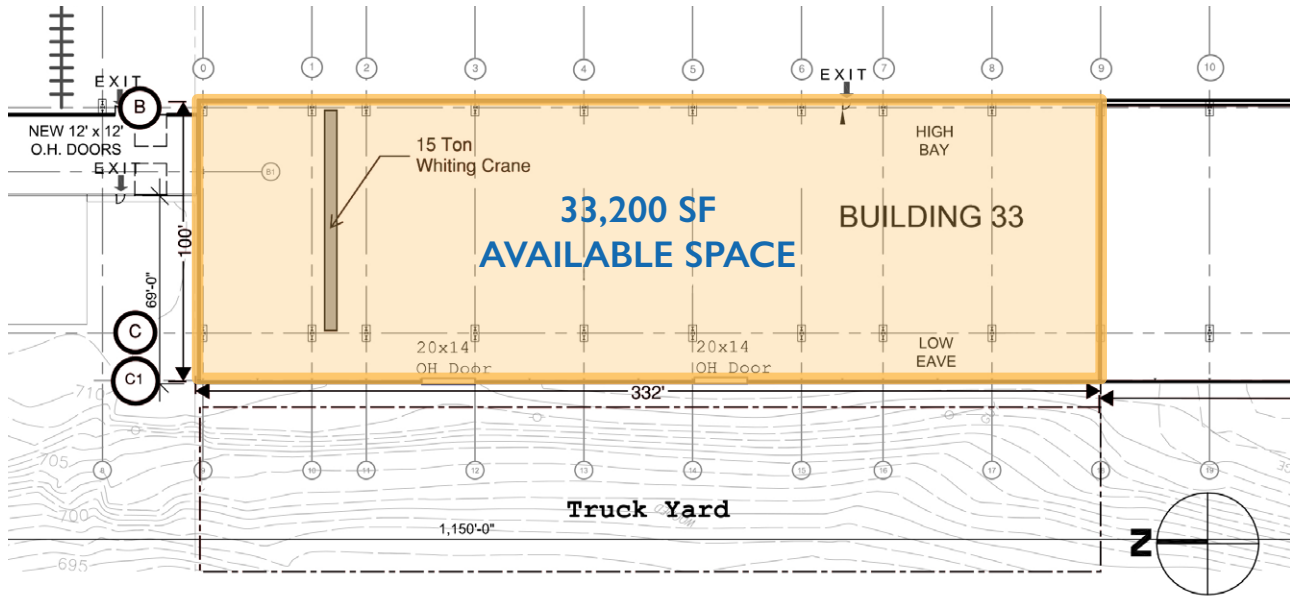




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OHIO RIVER FRONT



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