

FOR LEASE

# AMCEL CENTER - BELLE VERNON

216 FINLEY ROAD, BELLE VERNON, PA 15012 | ROSTRAVER TWP, WESTMORELAND COUNTY

94,369 SF

WAREHOUSE/DISTRIBUTION SPACE



WHEELING & LAKE ERIE  
ACTIVE RAIL SPUR



2 EXITS, > 1 MILE AWAY



## FOR MORE INFORMATION:

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

RICH GASPERINI  
rgasperini@genforrealestate.com  
D 412.564.0752 | C 412.651.6888

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

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WATCH  
PROPERTY  
VIDEO



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BUILDING SPECS

94,369 SF

## WAREHOUSE/DISTRIBUTION CENTER

TOTAL BUILDING SF	714,000 SF
SITE SIZE	38.42 Acres
PARKING (CARS)	up to 75 spaces
TRUCK COURT	175' shared truck court with 50' concrete apron
TRAILER STAGING	Additional gravel lot available for 50+ trailers
AVAILABLE SF	94,369 SF subdivisible to 46,000 SF
OFFICE SPACE	1,500 to 10,000 SF available
COLUMN SPACING	40' x 42' and 28' x 42'
CLEAR HEIGHT	Majority 21' with 16' loading bay
DOCK POSITIONS	9 dock high doors (8' x 10') and one interior dock
RAIL LOADING	2 side-load rail doors
DOCK EQUIPMENT	Levelers, locks, shelters, seals
DRIVE-IN DOORS	Two (2) drive-in doors
SPRINKLER SYSTEM	Wet system
WAREHOUSE HVAC	Gas-fired air rotation heating unit
LIGHTING	LED
POWER	800 AMP 480V 3 Phase Service
FLOOR SLAB	6"- 7" reinforced concrete

## PROPERTY HIGHLIGHTS

- Highly functional warehouse/distribution space
- Plentiful trailer staging
- Immediate Access to I-70
- Active rail to the premises (Wheeling & Lake Erie Rail Spur)

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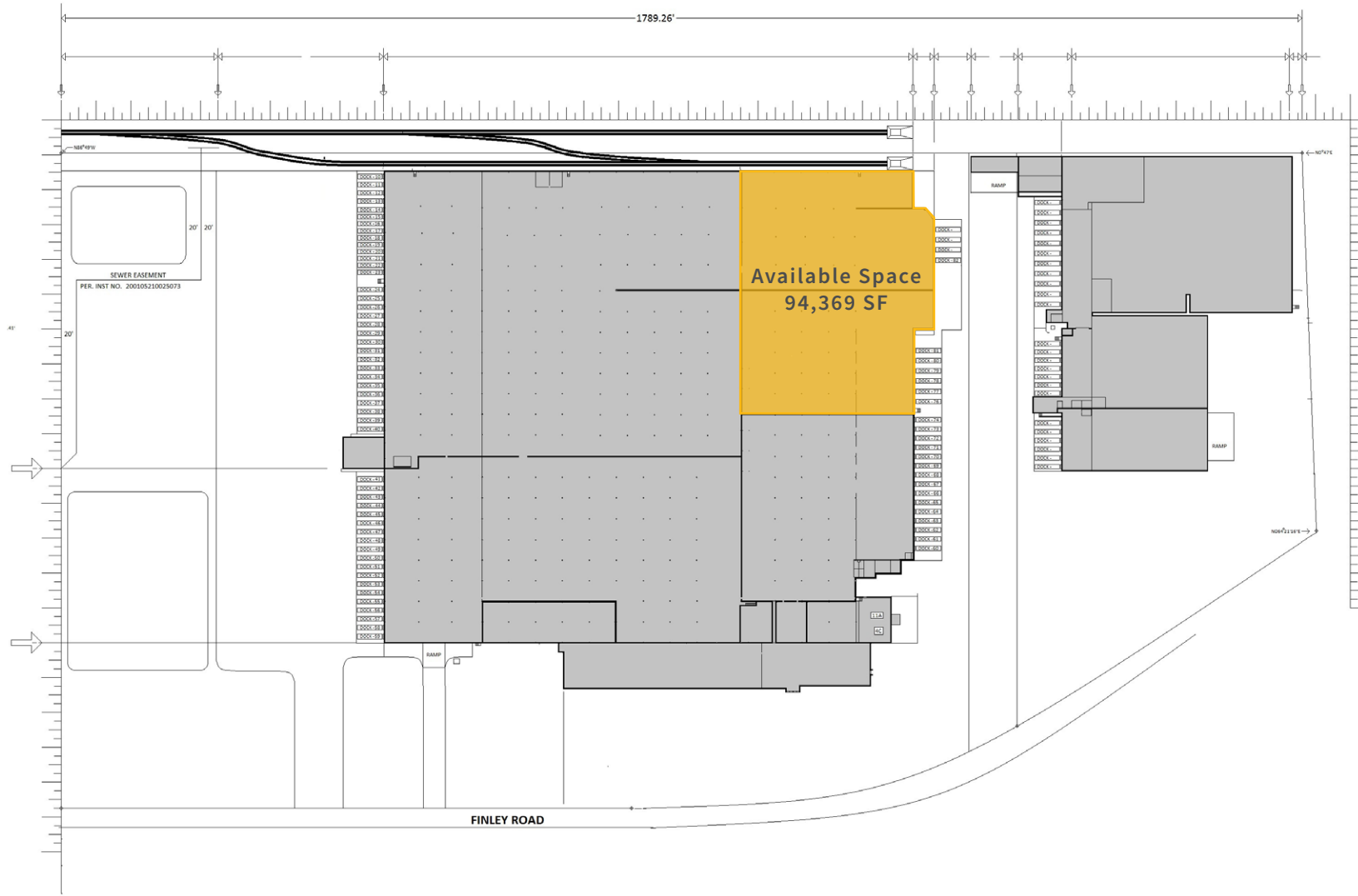
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SITE MAP

94,369 SF AVAILABLE



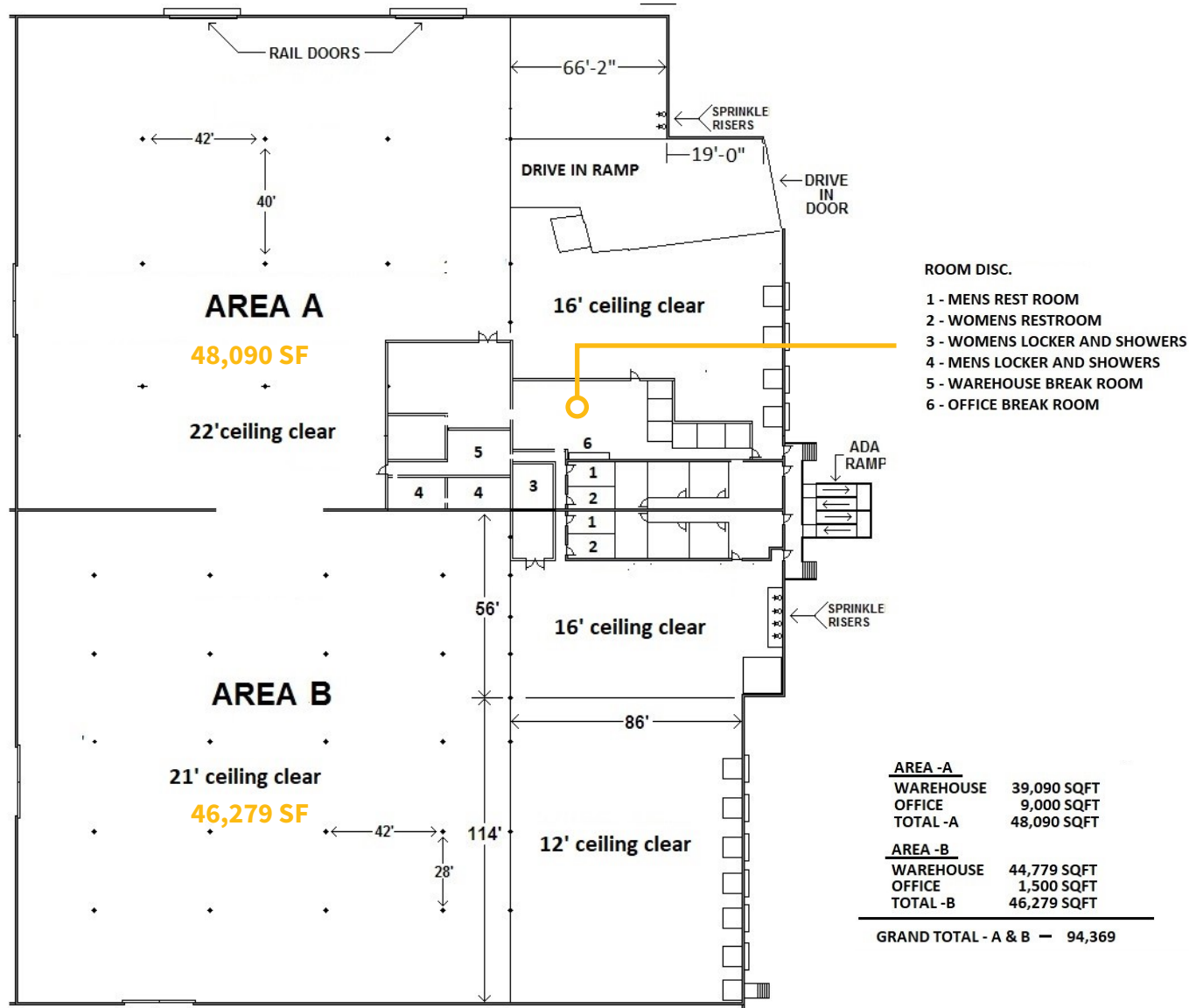
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FLOOR PLAN

94,369 SF AVAILABLE



**ROOM DISC.**

- 1 - MENS REST ROOM
- 2 - WOMENS RESTROOM
- 3 - WOMENS LOCKER AND SHOWERS
- 4 - MENS LOCKER AND SHOWERS
- 5 - WAREHOUSE BREAK ROOM
- 6 - OFFICE BREAK ROOM

<u>AREA -A</u>	
WAREHOUSE	39,090 SQFT
OFFICE	9,000 SQFT
TOTAL -A	48,090 SQFT
<u>AREA -B</u>	
WAREHOUSE	44,779 SQFT
OFFICE	1,500 SQFT
TOTAL -B	46,279 SQFT
<b>GRAND TOTAL - A &amp; B = 94,369</b>	



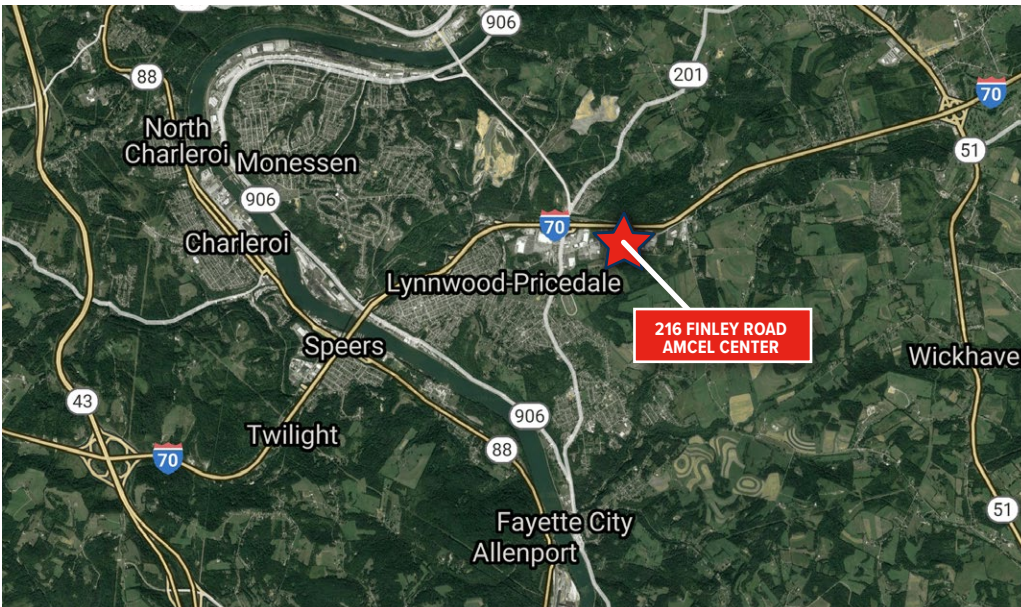
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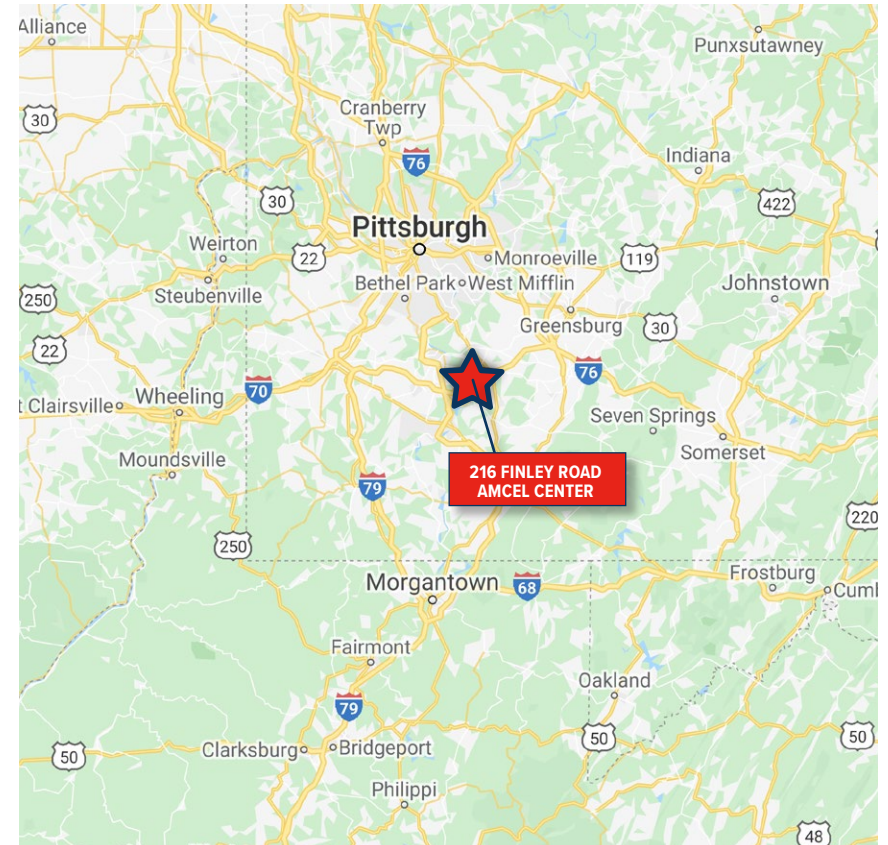
## LOCATION

EXCELLENT INTERSTATE ACCESS



### KEY DISTANCES

- Immediate access to I-70
- 3.5 miles to PA-51
- 7 miles to US-40
- 14 miles to I-76/PA Turnpike
- 25 miles to I-79
- 27 miles to Downtown Pittsburgh





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GENFOR REAL ESTATE  
One Altoona Place, Suite 2A  
Pittsburgh, PA 15228  
Office: 412.564.0750  
www.genforrealestate.com

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

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