

FOR LEASE

111 LEETSDALE INDUSTRIAL DRIVE - BLDG 111

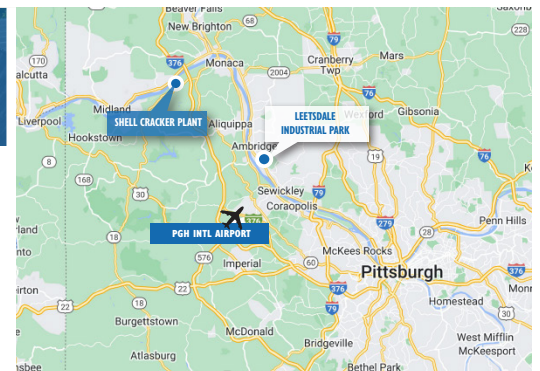
LEETSDALE INDUSTRIAL PARK | LEETSDALE, PA 15056

FUNCTIONAL
INDUSTRIAL
SPACE

OUTDOOR
STORAGE



INDUSTRIAL SPACE
DIRECT RAIL ACCESS TO THE PREMISES



BUILDING SPECS

AVAILABLE SPACE:	84,319 SF
CLEAR HEIGHT:	24' - 27'
LOADING:	Two (2) Drive-in Doors
POWER:	1200 AMP, 480-V, 3-Phase Power
FLOOR:	8" Concrete Floor or Slag
RAIL:	Rail Access into the Building Multiple Switches via Norfolk Southern
YARD	Three (3) acres adjacent to the building

HIGHLIGHTS

- Rail Access into the Building via Norfolk Southern
- Ideal for a variety of light and heavy industrial uses including the warehousing of heavy equipment and materials
- Heavy industrial power
- Onsite Property Management
- Professional Landlord
- Direct Overpass to PA Route 65 and Less than 10 Minutes to I-79

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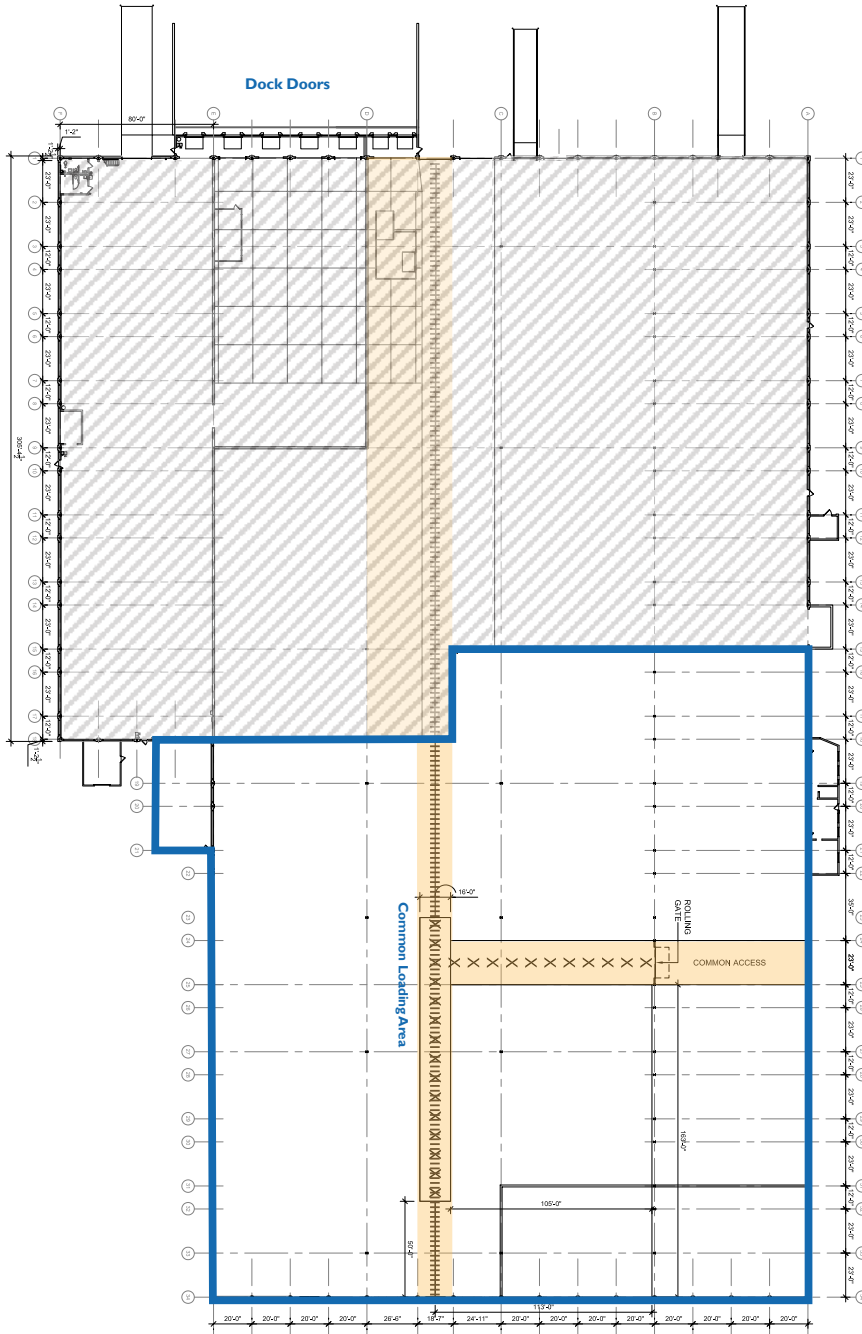
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FLOOR PLAN



Available



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Common Rail Areas and Loading Corridor

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