

16 ACRE LOT FOR SALE / LEASE

4431 Gibsonia Road, Gibsonia, PA

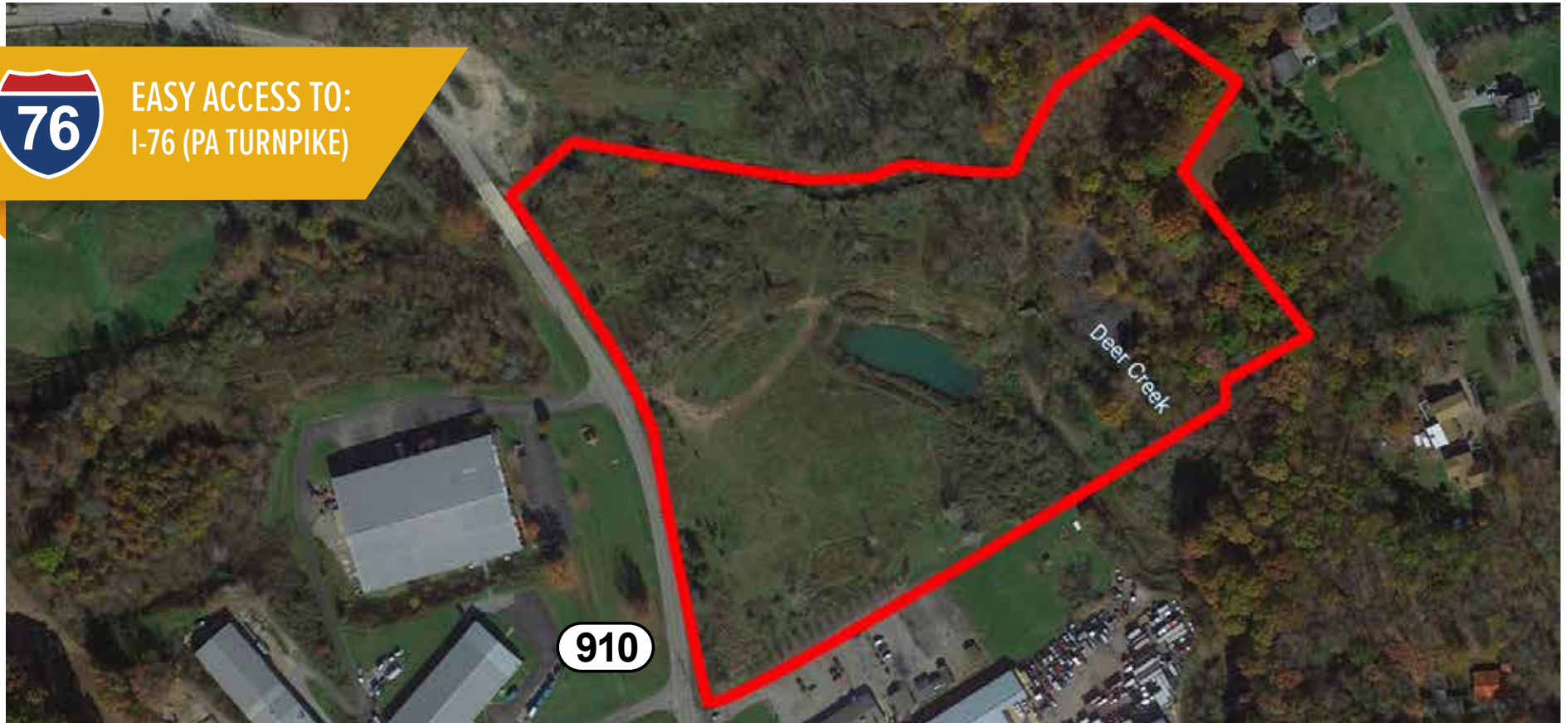
Located on Rt 910 in North Suburb of Pittsburgh

DEVELOPMENT OPPORTUNITY / BUILD TO SUIT

Multiple size options from 30,000 to 78,000 SF Available



EASY ACCESS TO:
I-76 (PA TURNPIKE)



Harvest Commercial
Real Estate Services
www.harvestcre.com

JANINE DILORETO 724.454.4702 | janined@harvestcre.com

HCRE | 4848 Route 8, Unit 2 | Allison Park, PA 15101

PROPERTY SPECIFICATIONS

4431 Gibsonia Road, (910) Gibsonia, PA



AVAILABLE	30,000-78,000 SF, Divisible for multi-tenants; 15,000 SF Minimum or Single tenant user
LOT SIZE	16.36 acres / 8.39 acres buildable
PARCEL ID	1357-H-00134-0000-00
DOORS	As needed
MUNICIPALITY	West Deer
ZONING	Industrial
CLEAR HEIGHT	28-36'
OUTDOOR STORAGE	Dependant on Bldg. Size
HVAC	Reznor heaters
LIGHTING	LED High bay lights
SPRINKLER	Wet System
POWER	800+ amp, 480 volt, 3 phase
UTILITIES	All Public
GAS	People's Natural Gas
ELECTRIC	Duquesne Light
WATER	Oakmont Water Authority



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BUILDING OPTIONS



MULTI-BUILDING
39,000 - 46,800 SF

SINGLE BUILDING
78,000 SF

BUILDING OPTIONS

4431 Gibsonia Road, (910) Gibsonia, PA



MULTI-BUILDING
(2) @ 30,000 SF



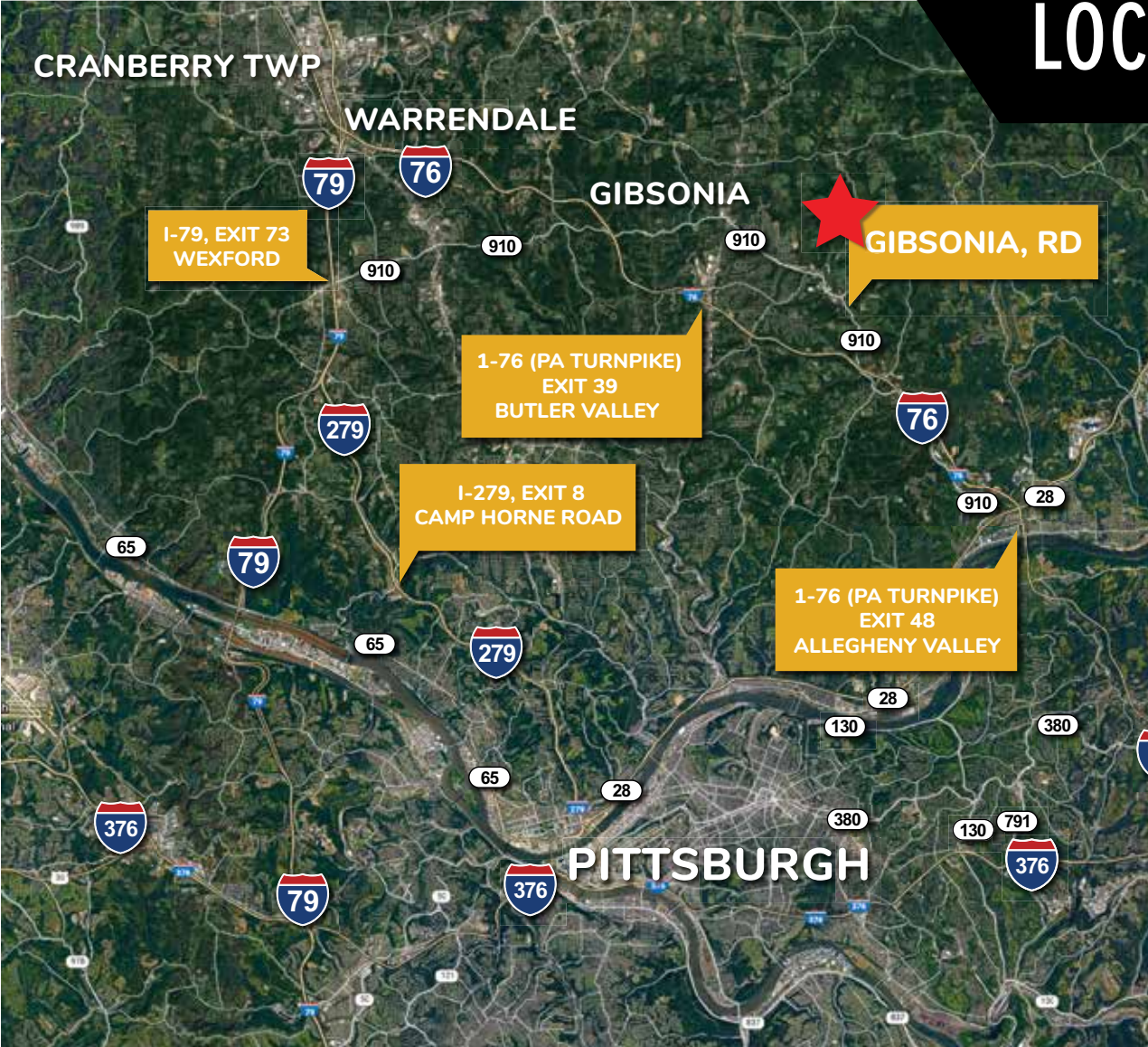
SINGLE BUILDING
71,250 SF



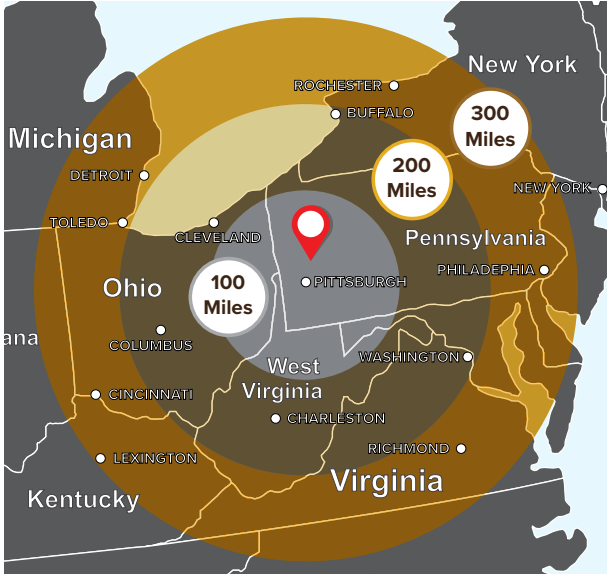
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LOCATION HIGHLIGHTS



- 2.6 MILES** to Route 8 - 5 Minutes
- 3.6 MILES** to 1-76 (PA Turnpike) Exit 39, Butler Valley - 10 Minutes
- 12.5 MILES** to 1-76 (PA Turnpike) Exit 48, Allegheny Valley - 15 Minutes
- 15.9 MILES** to Downtown Pittsburgh - 25 Minutes
- 12 MILES** to I-79 Exit 73, Wexford - 24 Minutes
- 37.1 MILES** to Pittsburgh International Airport - 45 Minutes



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