

300 PHOENIX DRIVE

PHOENIX INDUSTRIAL PARK | FINLEYVILLE, PA 15332



10,000 SF WAREHOUSE FOR LEASE

- 10,000 SF structural steel building
- Industrial-zoned warehouse space
- 1 acre yard, with additional yard space available
- Warehouse features:
 - (1) 14' x 14' drive-in door
 - Free span construction
 - 23' ceiling height
 - LED lighting
 - Single-phase electric
 - Natural gas Reznor heaters
- Open office with HVAC, approximately 500 SF
- Building can be modified to suit needs
- Located directly off of Truck Route 88
- Access to PA-43 allows for easy north/south travel
- Lease Rate: \$9,000/month, NNN



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KEY DISTANCES

PA-88	0.9 mi / 2± min
PA-43 (MON-FAYETTE EXPRESSWAY)	3.8 mi / 9± min
DOWNTOWN PITTSBURGH	14.3 mi / 40± min
WASHINGTON, PA	17.6 mi / 37± min

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