

AVAILABLE

400 GRAHAM STREET

MCKEES ROCKS, PA 15136 | STOWE TOWNSHIP

107,618 SF SPACE AVAILABLE

DISTRIBUTION CENTER

EXCELLENT INFILL LOCATION



FOR MORE INFORMATION:

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WAREHOUSE, DISTRIBUTION, LOGISTICS SPACE • PRIME INFILL LOCATION

| | |
|-----------------|---|
| AVAILABLE SF | 107,618 SF |
| OFFICE AREA | 16,500 SF of finished office space including management offices, dispatch area, and breakroom facilities |
| CLEAR HEIGHT | Generally 18'-20' |
| DOCK DOORS | Five (5) loading dock doors (9' x 10' and 8' x 10') with hydraulic levelers, eight (8) doors, lights, shelters, and seals |
| DRIVE-IN DOORS | Twelve (12) drive-in doors (primarily 12' x 14' and 14' x 14') |
| COLUMN SPACING | 40' x 40' |
| HVAC | Fully conditioned office Rooftop mounted heating and air rotation units in the warehouse |
| LIGHTING | T-5 with motion sensors |
| POWER | 4000 AMP, 120/208V, 3-Phase |
| FIRE PROTECTION | Wet System |
| BUILDING DEPTH | 320' - 380' |
| PARKING | 72 passenger vehicle spaces & abundant trailer parking +/- 2 acres fenced outside storage area |
| AVAILABILITY | Immediate |
| ROOF | 60 Mil Carlisle TPO Roof System installed in 2017. Under warranty through 2032. |
| ZONING | General Industrial (Stowe Twp) |
| LOCATION | Immediate access to Route 51, 1 mile to Route 65, 5.3 miles to Downtown Pittsburgh, and 6 miles to I-79 |

HIGHLIGHTS

- Prime central location
- Fully fenced and secured site
- Abundant loading for a wide variety of industrial uses
- Equipment maintenance area including wash bay

BUILDING SPECS

107,618 SF SPACE AVAILABLE



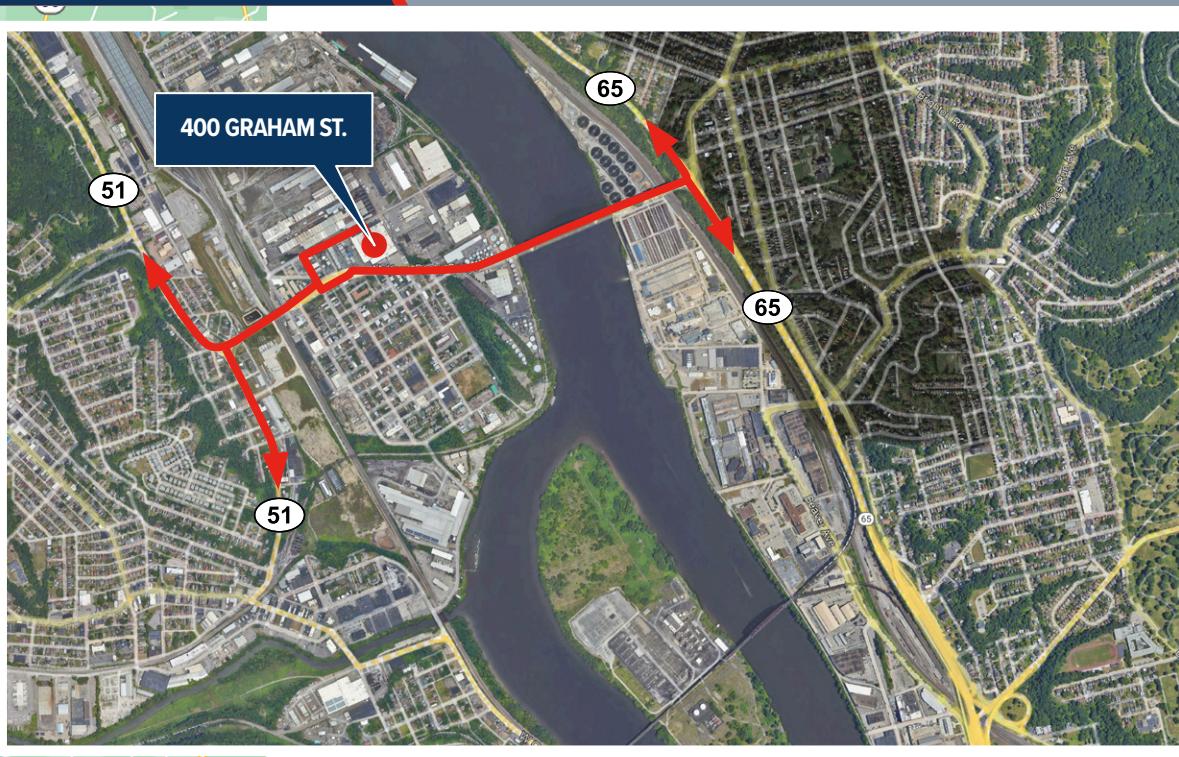
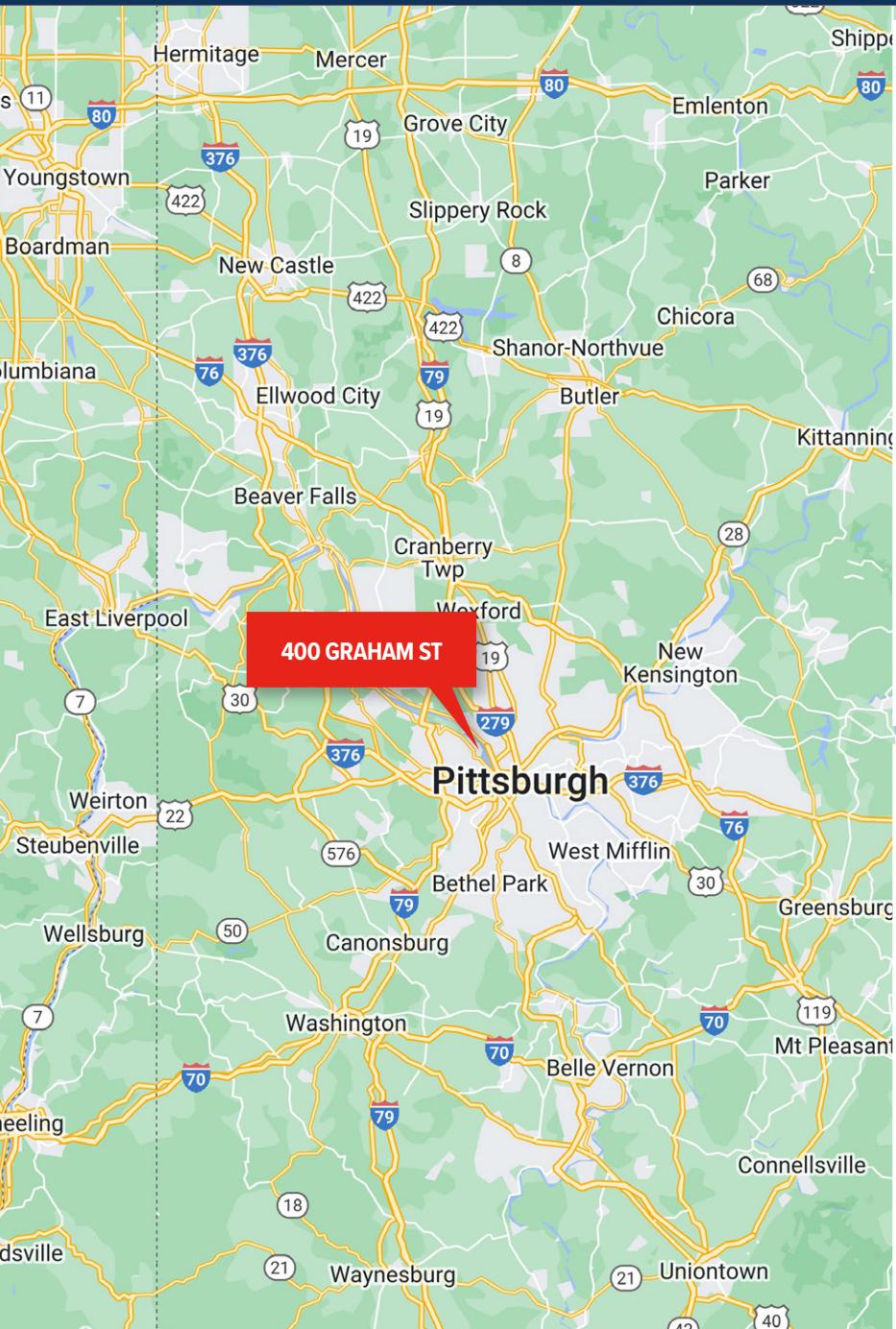
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LOCATION & ACCESS

EXCELLENT INFILL LOCATION



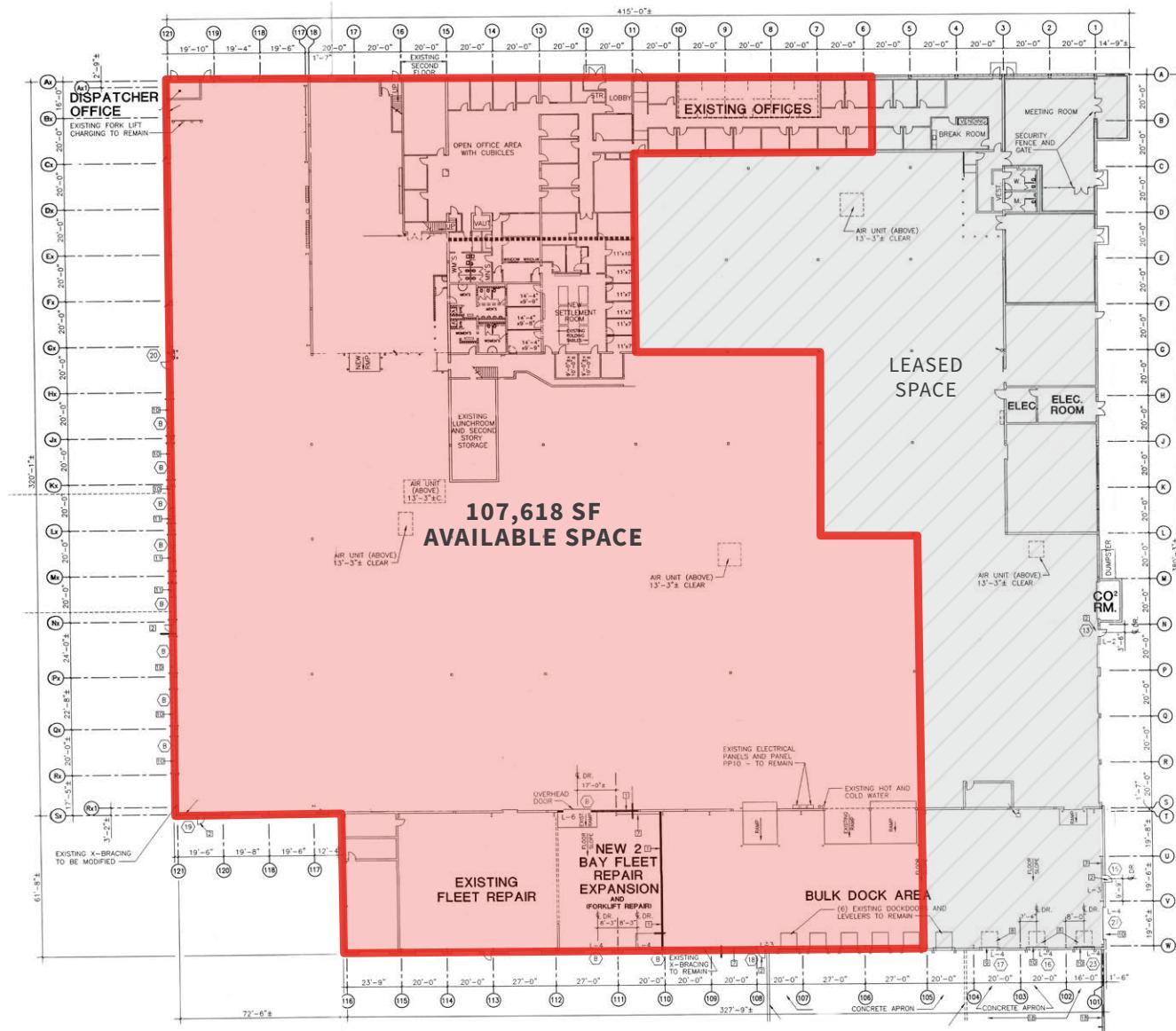
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FLOOR PLAN

107,618 SF SPACE AVAILABLE



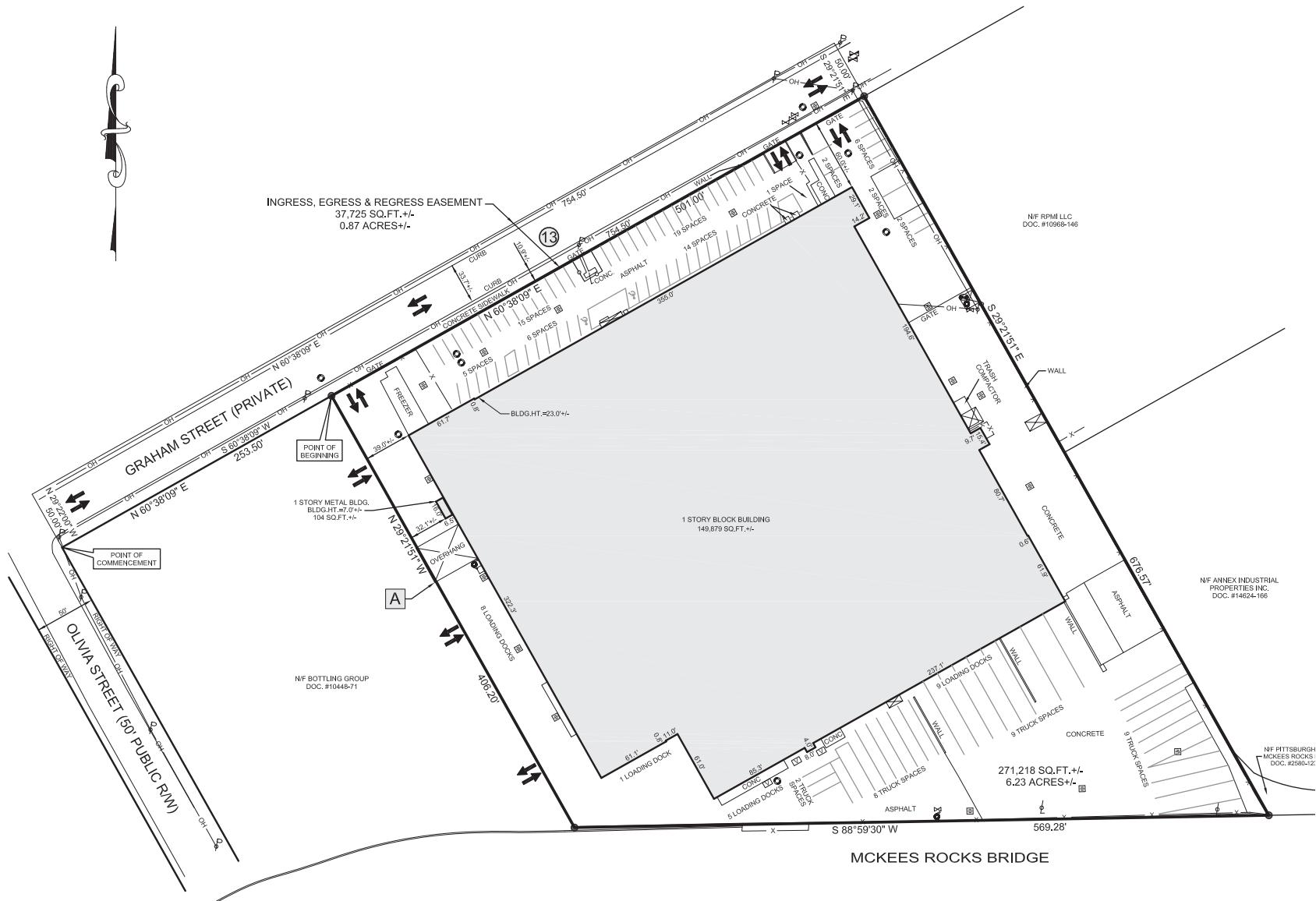
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SITE PLAN

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