

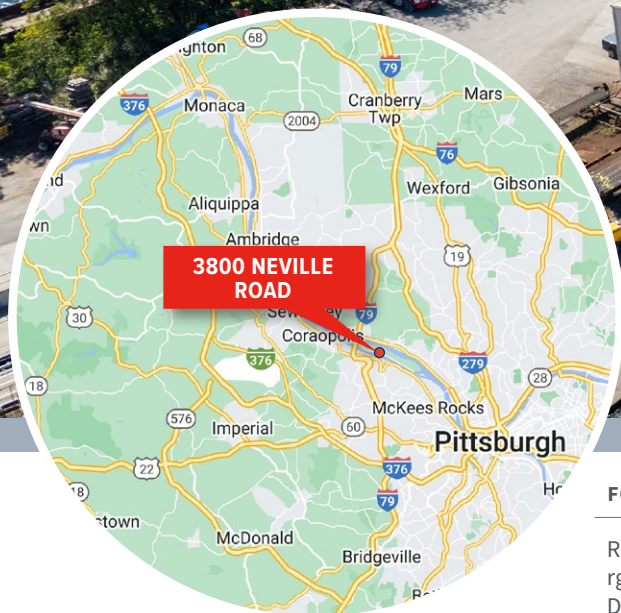
FOR LEASE

3800 NEVILLE ROAD

3800 NEVILLE ROAD, PITTSBURGH PA 15225

18,000 SF AVAILABLE

CRANE SERVED INDUSTRIAL SPACE & YARD



FOR MORE INFORMATION:

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GENFOR
REAL ESTATE

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BUILDING SPECS

CRANE SERVED INDUSTRIAL SPACE & YARD

BUILDING SPECS

| | |
|---------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| AVAILABLE SF | Approximately 18,000 SF |
| OFFICE SPACE | 1,000 SF of private offices, a locker room, and restrooms |
| OUTDOOR STORAGE / LAYDOWN | Approximately 3 acre partially fenced and lit lot adjacent to the building |
| COLUMN SPACING | 50' typical bay spacing; clear span |
| CLEAR HEIGHT | 21' – 22' under beam; 16' under hook |
| DRIVE-IN DOORS | Six (6) drive-in doors: two (2) 20' x 20' doors; two (2) 12' x 15' doors; one (1) 10' x 15' door; one (1) 10' x 10' door |
| CRANES | One (1) 5-ton crane |
| WAREHOUSE HVAC | Gas-fired heat in the warehouse space |
| LIGHTING | LED |
| POWER | 480v, 3-Phase |
| FLOOR SLAB | Reinforced concrete |
| ROOF | Metal |
| LOCATION | <ul style="list-style-type: none">• 1.5 Miles to I-79• 2.3 miles to Route 51• 2.5 miles to Route 65• 10 Miles to I-376• PGH CBD 8 miles |
| OTHER | <ul style="list-style-type: none">• Floor drains in place equipped with an oil water separator• Additional parking space in the rear of the property equipped with an operational truck scale |



LOCATION HIGHLIGHTS

- Excellent access to I-79 & I-376 as well as Route 65 and Route 51
- Strong area for industrial development on Neville Island
- In close proximity to various industrial companies

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PROPERTY OUTLINE

18,000 SF AVAILABLE SPACE &
3 ACRES YARD



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LOCAL ACCESS MAP

EXCELLENT CENTRAL LOCATION



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Please contact the leasing team for more information:

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