

# Light Industrial / Flex For Lease

100 Keystone Drive, Carnegie, PA



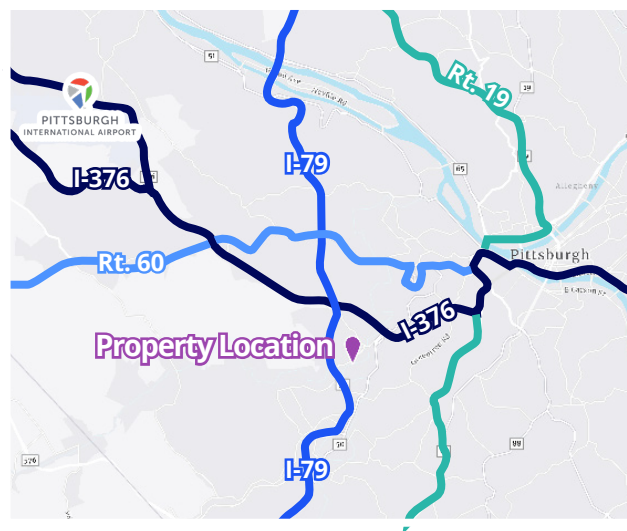
Searching for light industrial opportunities in the Parkway West? Check out 100 Keystone Drive:

**21,000-39,000 SF FULLY CONDITIONED**

**Lease Rate: \$7.50 PSF, NNN**

## Property Overview

- **Warehouse/assembly space:** 36,300 SF
- **Office/counter space:** 2,700 SF
- **HVAC:** Heat and air conditioning
- **Parking:** 31 onsite spaces
- **Sprinklered:** Wet sprinkler system
- **Clear height:** 12' – 14'
- **Drive-ins:** Two 12'x12' doors
- **Zoning:** General Industrial
- **Power:** 1,600 AMP/3-phase



## Local Drivetimes

- Downtown Carnegie: 5 minutes
- Downtown Bridgeville: 12 minutes
- Downtown Pittsburgh: 13 minutes
- Pittsburgh Intl. Airport: 16 minutes



## Listing Agents

**John Bilyak, SIOR, CCIM**  
Market Leader | Pittsburgh  
Industrial Brokerage

412 515 8522

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**Cody Hunt**  
Senior Associate | Pittsburgh  
Industrial Brokerage

412 515 8533

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## Interior Features

This fully conditioned building offers wide-open flex use and includes in-place lockers, water fountains, and restroom stalls.

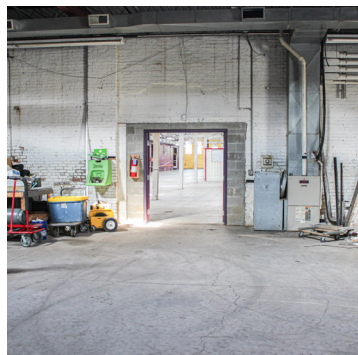
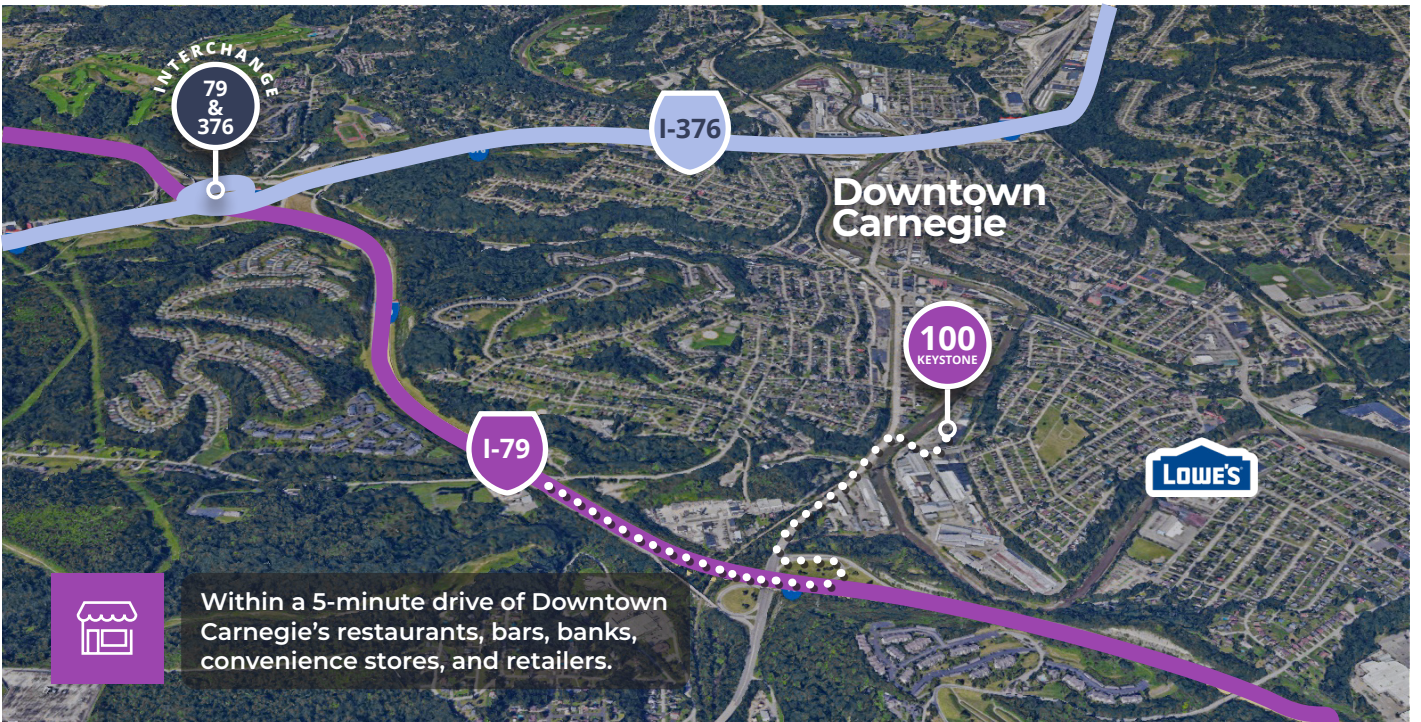


39,000 SF | 1.70 AC PARCEL

Contact us for more info.

# Ideal location for **connectivity.**

Within 2.5 miles of I-79 and I-376 access.



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