



Available

jll.com

Prime location in RIDC Park West

+/- 52,002 SF on 8.59 AC

252 Park West Drive | Pittsburgh, PA 15275

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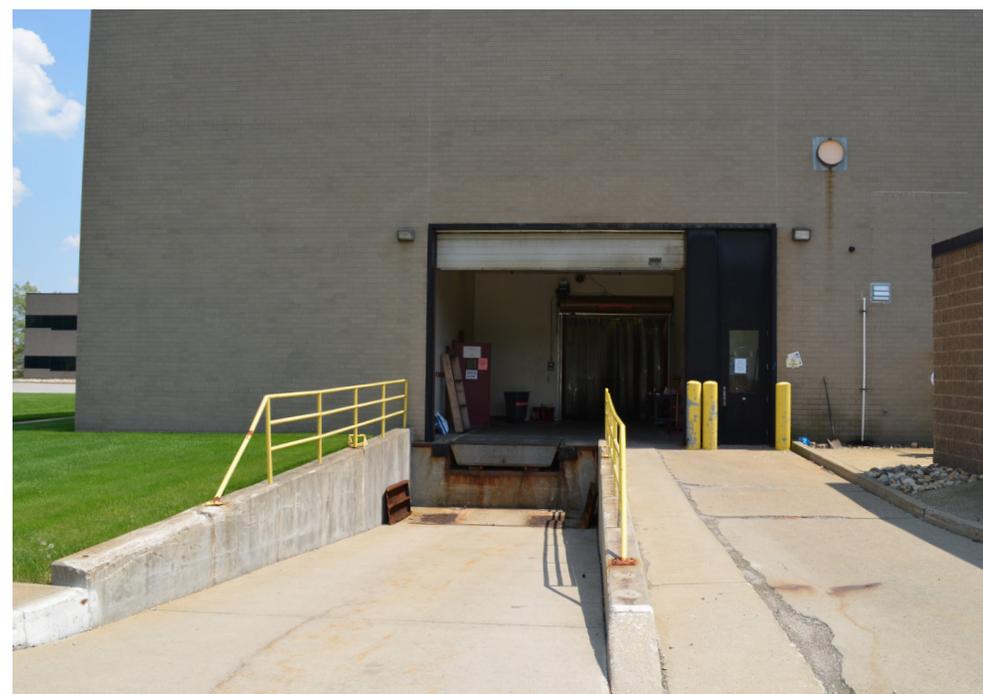
 **JLL** SEE A BRIGHTER WAY

PROPERTY INFORMATION

Site Size	8.54 AC
Zoning	BPK - Business Park
Municipality	Allegheny County
Parcel ID	0591-M-00217-0000-00

BUILDING SPECS

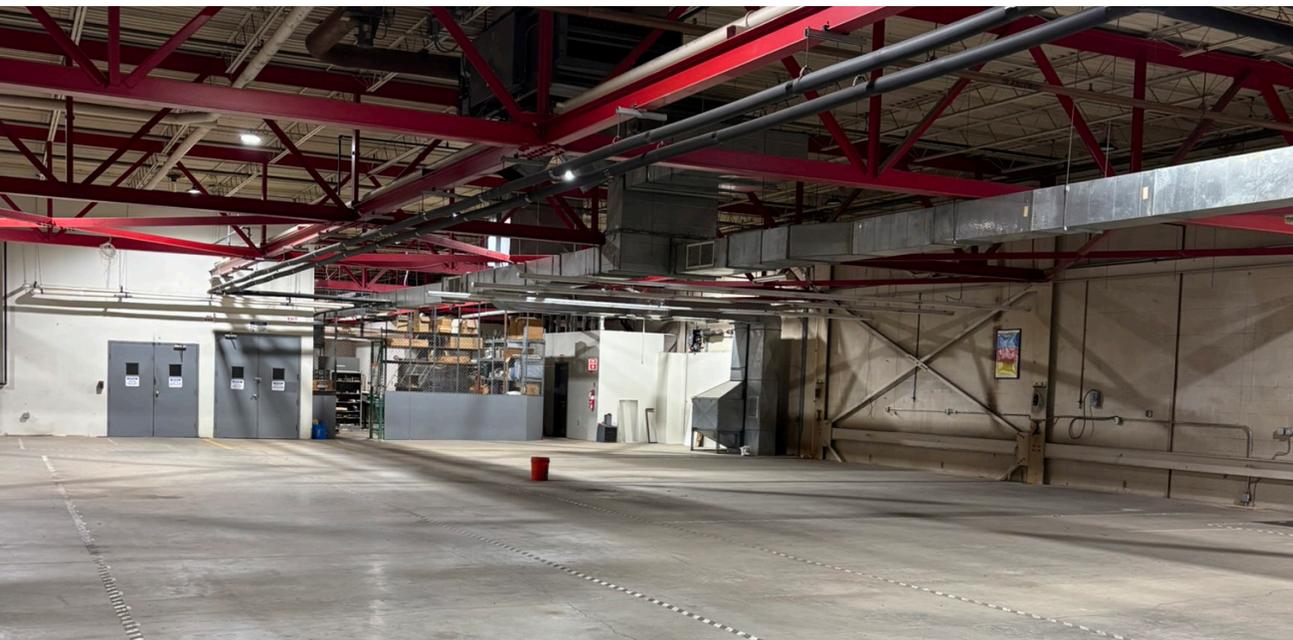
Building Size	± 52,002 SF
Warehouse Space	± 23,494 SF
2nd Fl Mezz Space	± 11,554 SF
Total Office Space	± 16,954 SF
Clear Height	14' - 22'
Column Spacing	Generally 58' x 20'
Loading	2 dock doors
Electric	480V / 3 Phase / 3000 Amp
HVAC	Full HVAC throughout
Parking	Ample surface parking



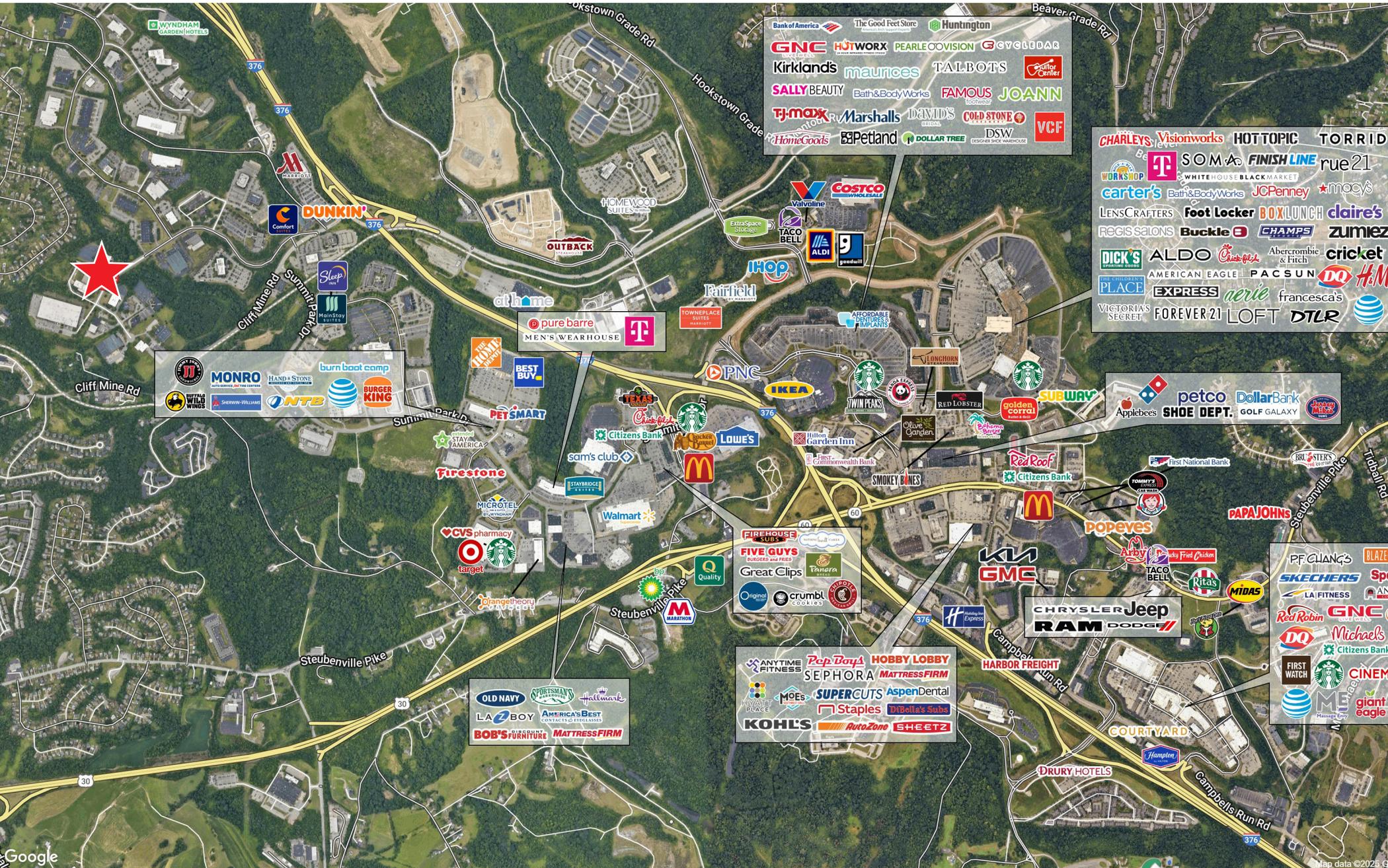
SITE



PHOTOS



TRADE AREA



KEY DISTANCES

1.1 miles (3 min) to I-376

13.7 miles (25 min) to SR 65

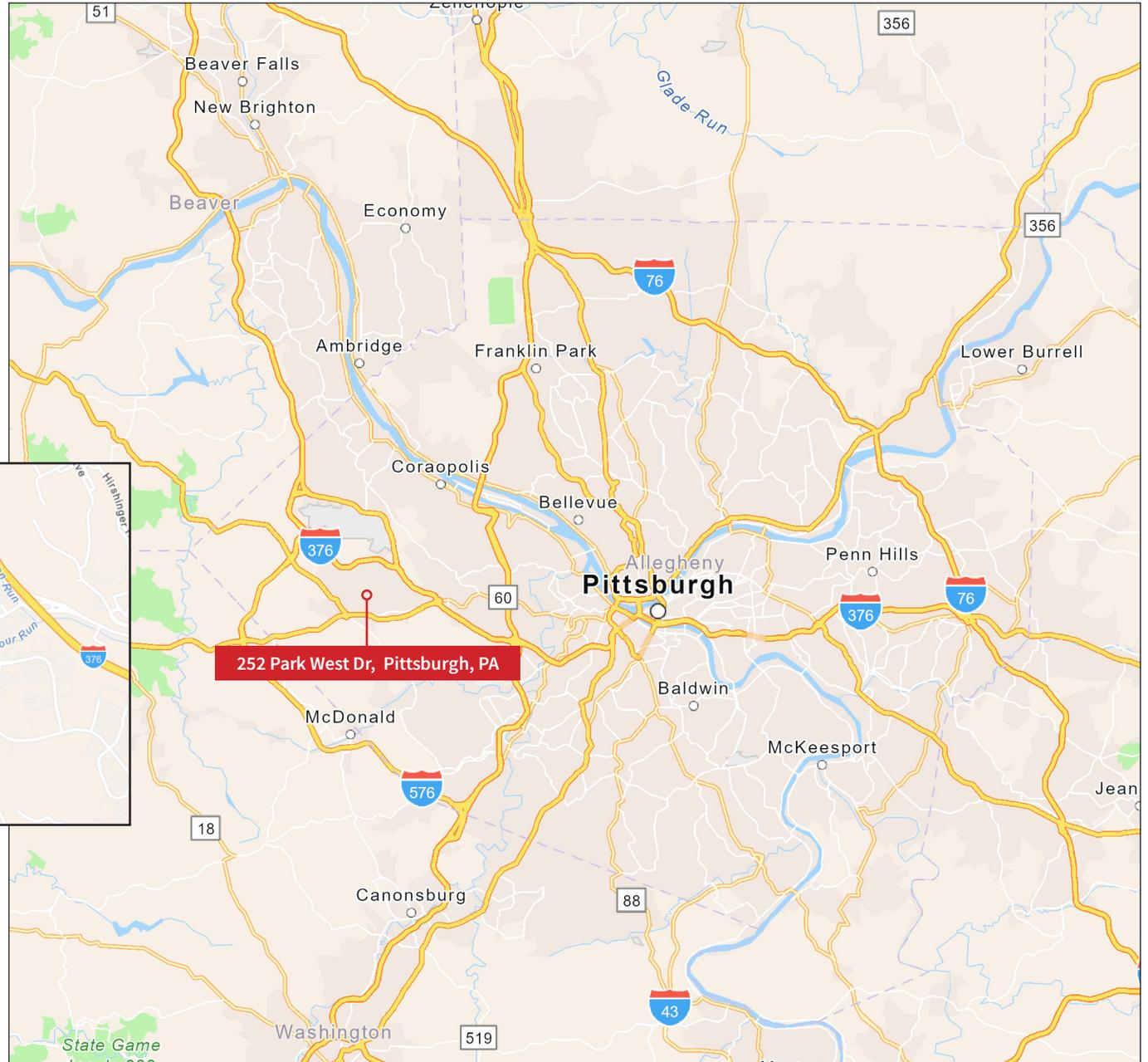
6 miles (10 min) to I-79

24.4 miles (30 min) to I-76

14 miles (27 min) to Pittsburgh

29 miles (35 min) to Cranberry

5.4 miles (8 min) to PIT Airport





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