



**FOR LEASE** | **36,193 SF**  
**1200 LEBANON RD** | **WEST MIFFLIN, PA**

**ANTHONY CRIVELLO** 414-405-2496 | [ANTHONY@PHOENIXINVESTORS.COM](mailto:ANTHONY@PHOENIXINVESTORS.COM)

**LUKE HERDER** 414-244-9575 | [LHERDER@PHOENIXINVESTORS.COM](mailto:LHERDER@PHOENIXINVESTORS.COM)

This document has been prepared by Phoenix Investors for advertising and general information only. Phoenix Investors makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy, and reliability.



**PHOENIX**  
**INVESTORS**

*Opportunity. Execution. Value Creation.*



# PROPERTY HIGHLIGHTS



IDEAL FOR  
TRADITIONAL &  
E-COMMERCE  
WAREHOUSING &  
DISTRIBUTION, AI,  
& ROBOTICS R&D



ADVANCED  
MANUFACTURING  
POTENTIAL



10 MILES FROM  
DOWNTOWN  
PITTSBURGH



COMPLETELY RENOVATED  
WITH NEW ROOF IN  
2022/2023



APPROXIMATELY 15  
ACRES FOR STORAGE  
AND TRAILER PARKING



# PROPERTY DETAILS

1200 LEBANON RD | WEST MIFFLIN, PA

AVAILABLE SPACE	36,193 SF
MINIMUM DIVISIBLE	5,488 SF
DOCK DOORS	13
DRIVE-IN DOORS	9
CLEAR HEIGHT	18' - 24'
COLUMN WIDTH/DEPTH	20' x 60'
ROOF	Rubber Membrane
WALLS	Masonry
FLOORS	6" - 8" Reinforced Concrete
YEAR BUILT	1967
YEAR RENOVATED	1994
FIRE SUPPRESSION	100% Dry
LIGHTING	Metal Halide
POWER	Heavy
PARKING	240 Surface Spaces
LAND AREA	52.68 Acres
ZONING	I-1 Heavy Industrial
PARCEL ID	245-M-150   245-R-50
RAIL ACCESS	Serviced by Union Railroad Company
<b>OPEX ESTIMATE</b>	<b>\$0.96/SF</b>

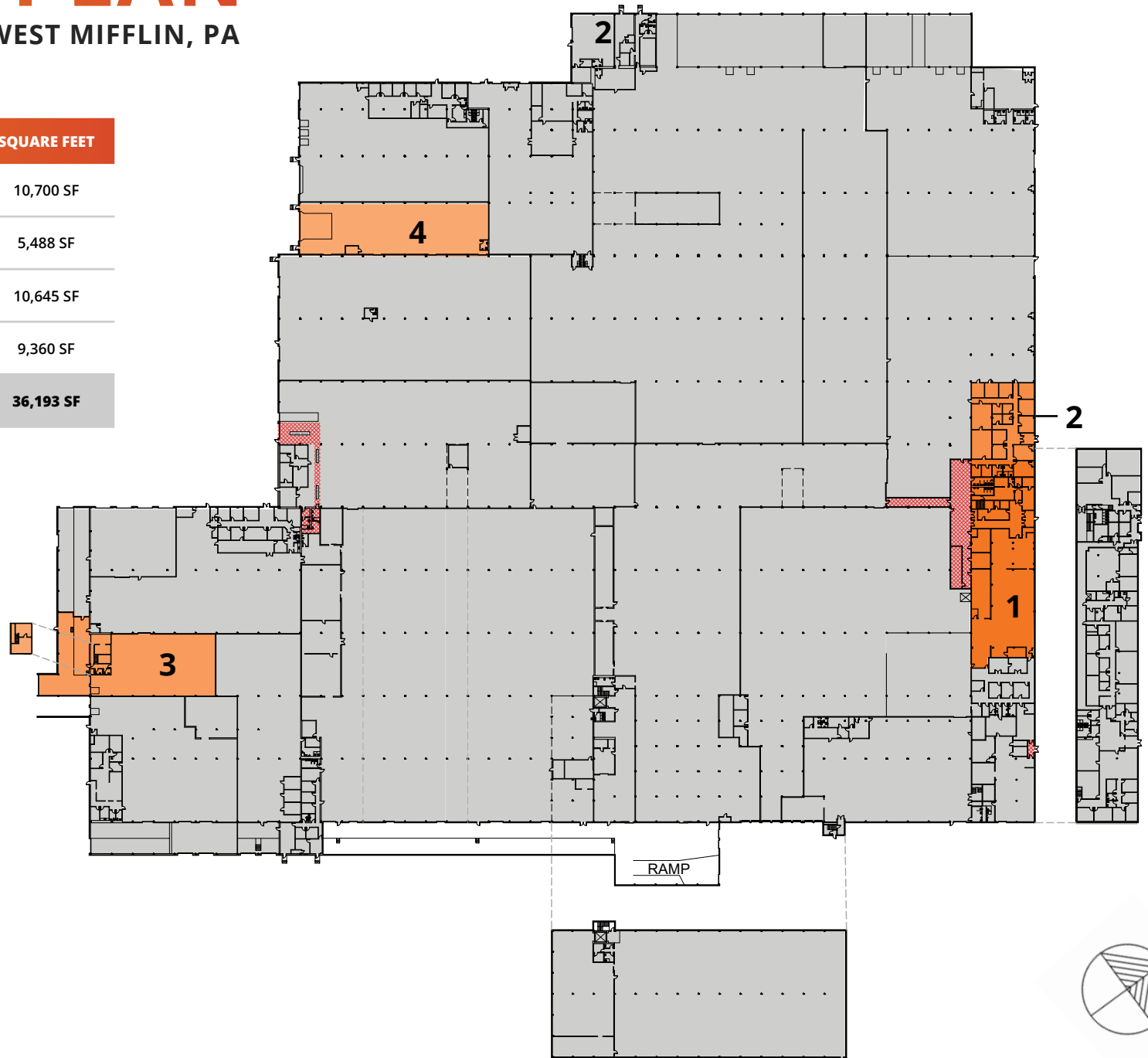
[VIEW A VIDEO OF THIS PROPERTY](#)



# FLOOR PLAN

1200 LEBANON RD | WEST MIFFLIN, PA

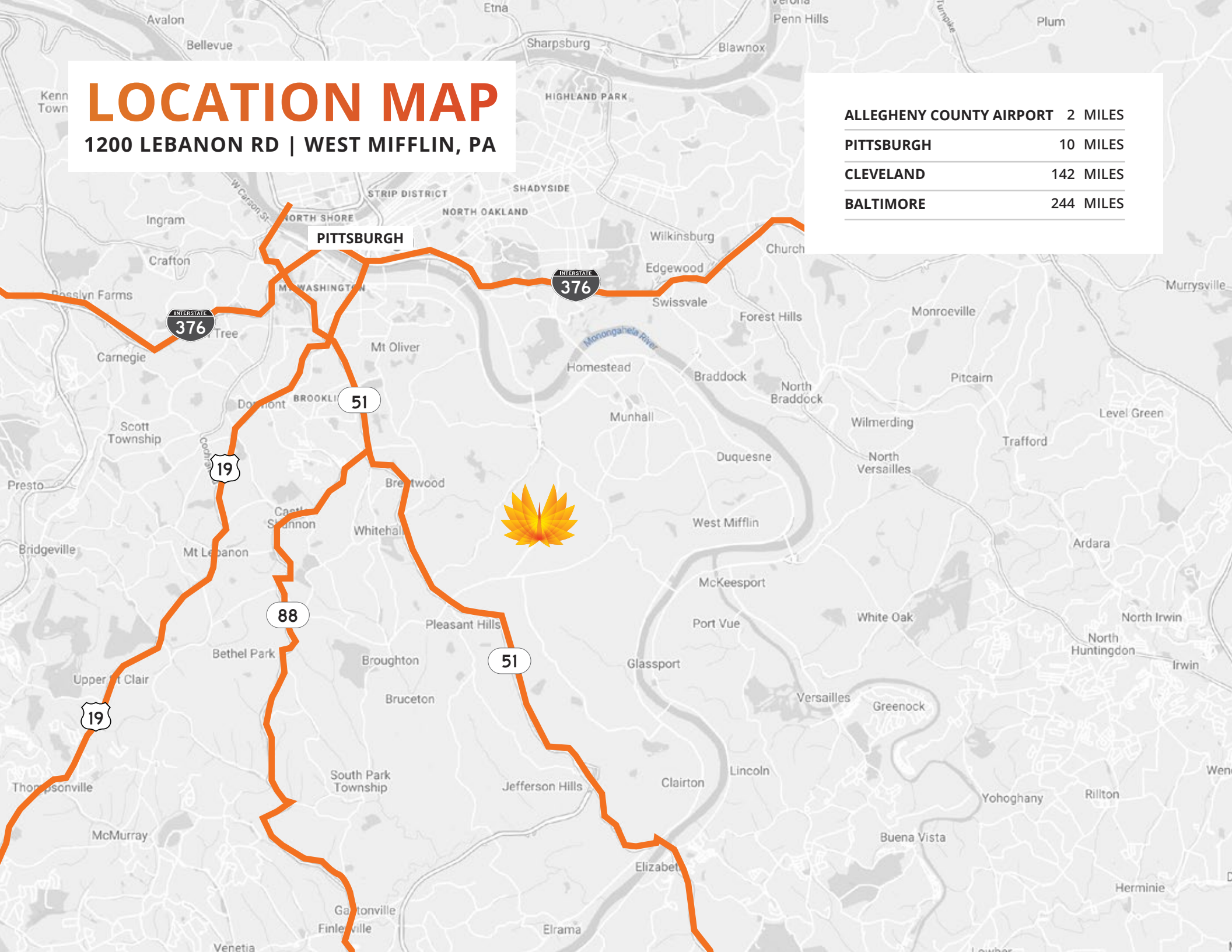
NUMBER	SPACE DESIGNATION	SQUARE FEET
1	AVAILABLE SPACE	10,700 SF
2	AVAILABLE 5/1/2025	5,488 SF
3	AVAILABLE	10,645 SF
4	AVAILABLE	9,360 SF
<b>TOTAL</b>		<b>36,193 SF</b>



# LOCATION MAP

1200 LEBANON RD | WEST MIFFLIN, PA

ALLEGHENY COUNTY AIRPORT	2 MILES
PITTSBURGH	10 MILES
CLEVELAND	142 MILES
BALTIMORE	244 MILES





**FOR LEASE**  
**1200 LEBANON RD**

**36,193 SF**  
**WEST MIFFLIN, PA**

**ANTHONY CRIVELLO** 414-405-2496 | [ANTHONY@PHOENIXINVESTORS.COM](mailto:ANTHONY@PHOENIXINVESTORS.COM)  
**LUKE HERDER** 414-244-9575 | [LHERDER@PHOENIXINVESTORS.COM](mailto:LHERDER@PHOENIXINVESTORS.COM)



**PHOENIX**  
**INVESTORS**

*Opportunity. Execution. Value Creation.*