



INDUSTRIAL PARK BTS
1200 LEBANON RD

300,000 SF
WEST MIFFLIN, PA

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Opportunity. Execution. Value Creation.



PROPERTY HIGHLIGHTS



**IDEAL FOR
TRADITIONAL
ECOMMERCE,
WAREHOUSING,
& DISTRIBUTION**



**10 MILES FROM
DOWNTOWN
PITTSBURGH**



**20+ ACRES
AVAILABLE FOR
DEVELOPMENT**



**APPROX. 15 ACRES
FOR STORAGE &
TRAILER
PARKING**



PROPERTY DETAILS


1200 LEBANON RD | WEST MIFFLIN, PA

BUILDING SIZE	Up to 300,000 SF
AVAILABLE SPACE	Up to 300,000 SF
MINIMUM DIVISIBLE	150,000 SF
OFFICE SPACE	BTS
DOCK DOORS	30
DRIVE-IN DOORS	5
CLEAR HEIGHT	32'
COLUMN WIDTH/DEPTH	30' x 60'
ROOF	TPO
WALLS	Metal
FLOORS	8" Reinforced Concrete
FIRE SUPPRESSION	ESFR
LIGHTING	High-Efficiency LED
POWER	To Suit Based on Tenant Needs
LAND AREA	14.59 Acres
ZONING	I-1: Heavy Industrial
PARCEL ID	245-M-150 245-R-50
RAIL	Serviced by Union Railroad Company



SITE PLAN

1200 LEBANON RD | WEST MIFFLIN, PA



PROPOSED BUILDING
300,000 SQFT
400' X 750'
HEIGHT: T.B.D.



LOCATION MAP

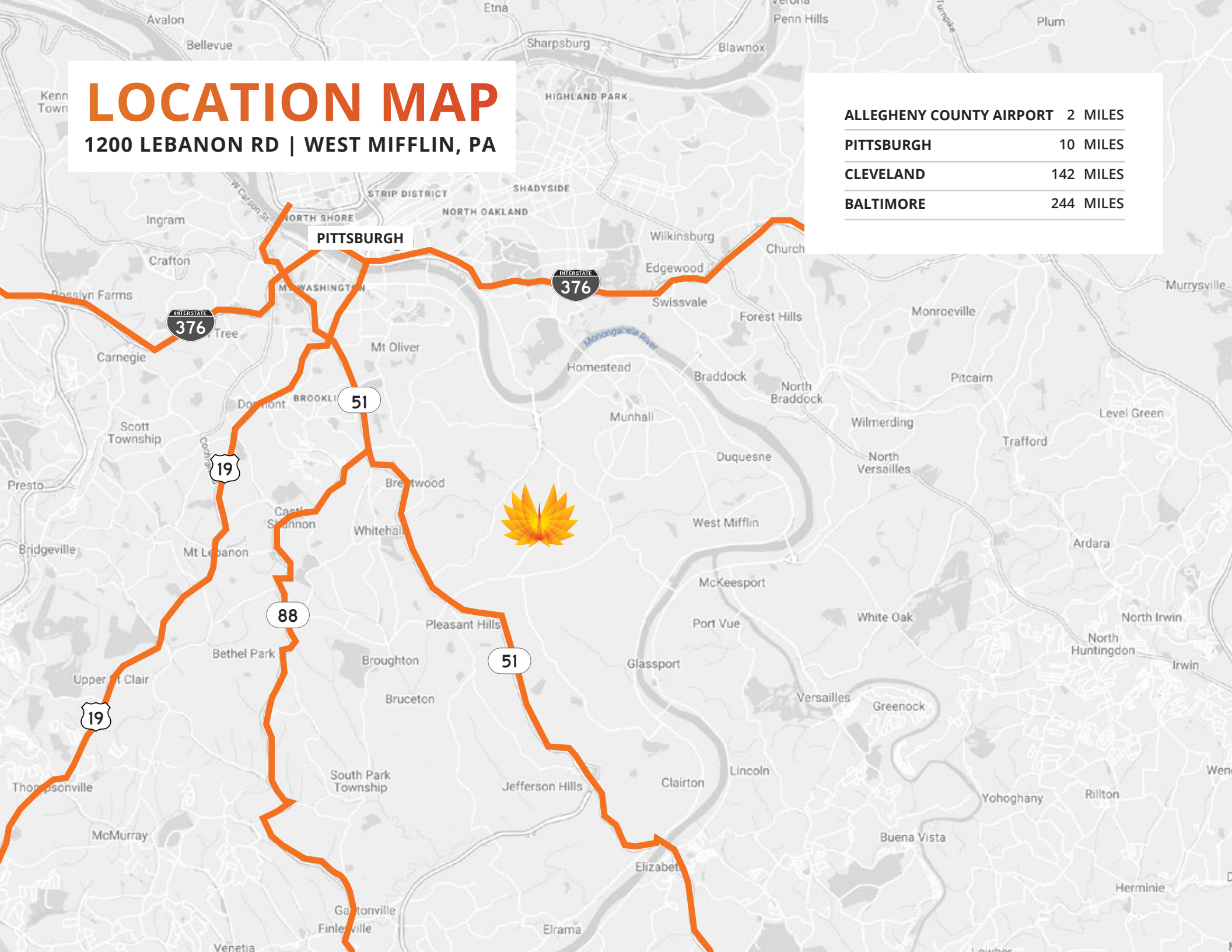
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ALLEGHENY COUNTY AIRPORT 2 MILES

PITTSBURGH 10 MILES

CLEVELAND 142 MILES

BALTIMORE 244 MILES





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