

WAREHOUSE/OFFICE BUILDING

FOR SALE

41 TERENCE DRIVE, PITTSBURGH, PA 15236

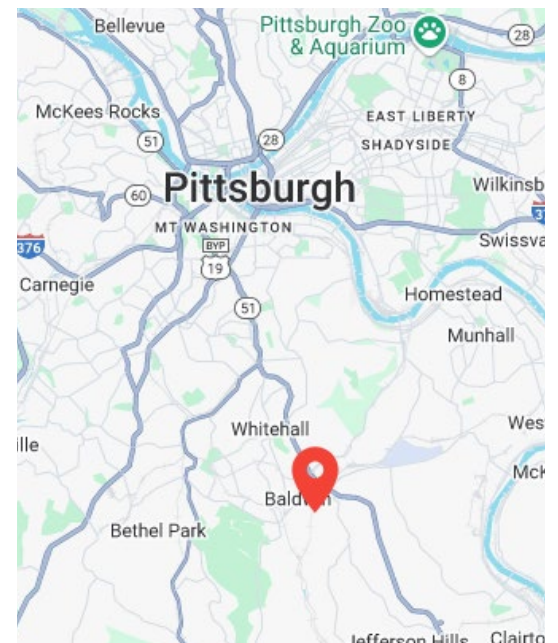


OFFERED AT \$750,000



PROPERTY FEATURES:

- Available For Sale - \$750,000
- +/- 7,500 GSF located on .68 acres
- Two Story Mixed Use Warehouse / Office Building:
1st Floor: Warehouse/light assembly
2nd Floor: (5) private offices, conference room & kitchen
- Pleasant Hills Borough, Allegheny County
- Easy Access to Rt 51 and County Airport
- Zoned M-1 - Manufacturing District
- Electrical Service: 3 phase 240 volt
- Large exterior parking lot / Laydown Area (.25 acres)
- (1) Dock Door - 9ft & (2) Drive-in Doors - 7ft
- Also available for lease - \$7.50/SF NNN



CONTACT:

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HANNA COMMERCIAL REAL ESTATE

11 STANWIX ST., SUITE 1024
PITTSBURGH, PA 15222
HANNACRE.COM

All information furnished regarding property for sale, rental or financing is from sources deemed reliable. No representation is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental, or other conditions, prior sale lease, financing or withdrawal without notice. Hanna Commercial Real Estate will make no representation, and assume no obligation, regarding the presence or absence of toxic or hazardous waste or substances or other undesirable material on or about the property.

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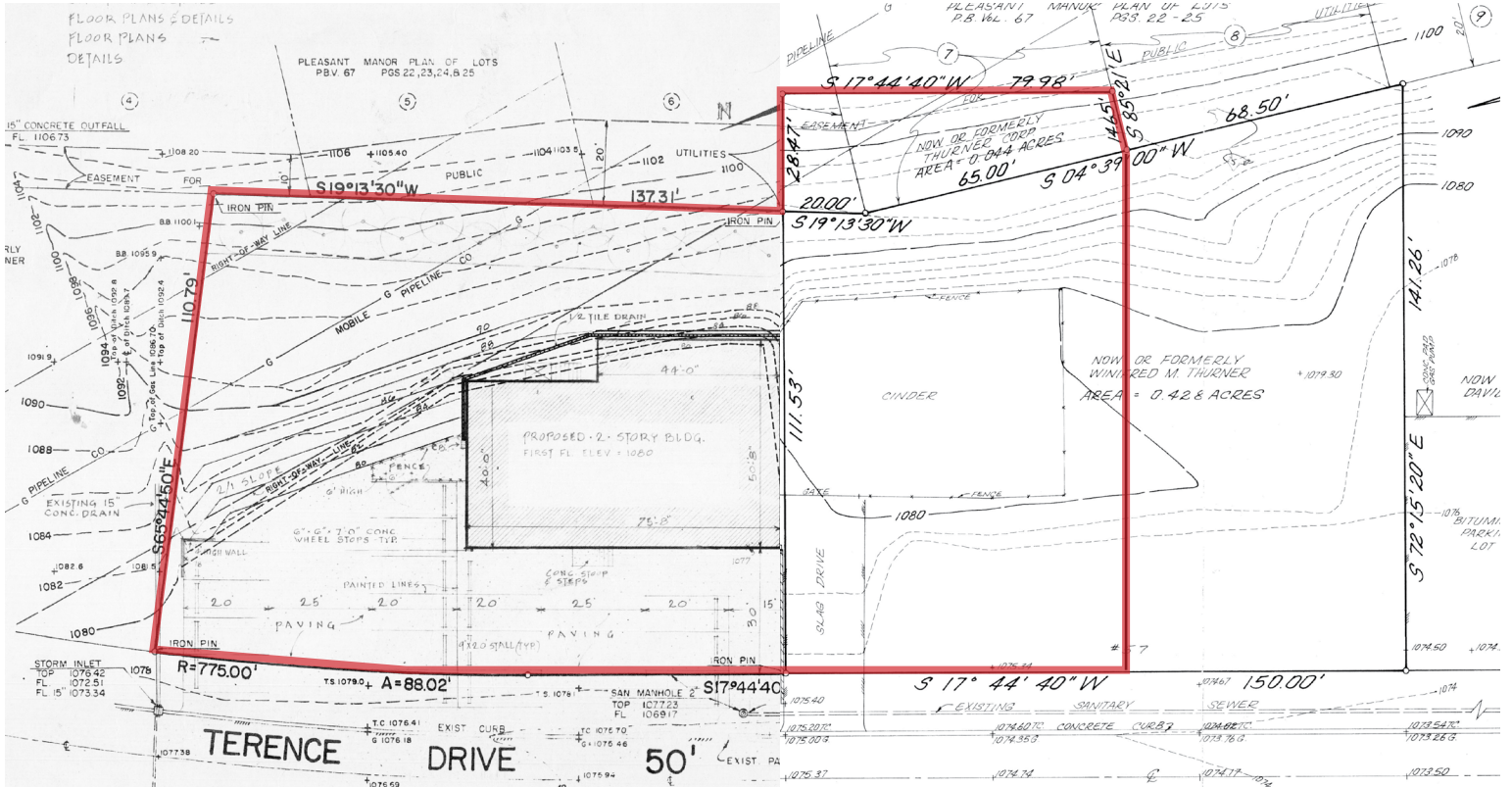
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*Parcel lines to be confirmed by survey

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