

FOR LEASE

# 79 NORTH INDUSTRIAL PARK - BLDG 203/205

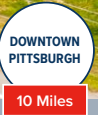
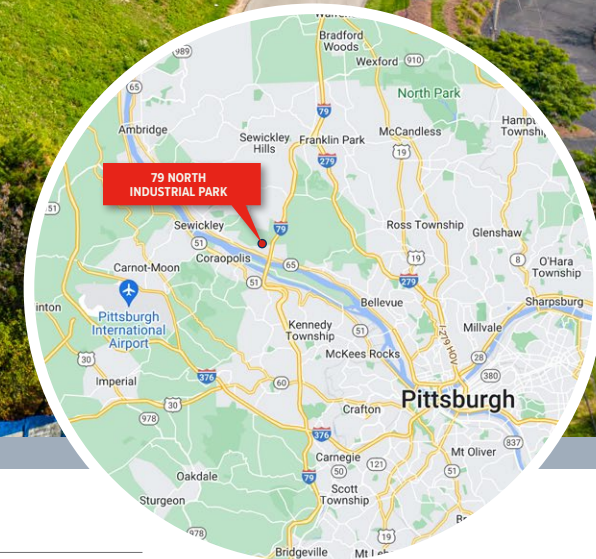
203/205 OVERLOOK DRIVE | SEWICKLEY (ALEPPO TWP), PA 15143

4,642 SF

MOVE-IN READY, FLEX SPACE

EXCELLENT INFILL LOCATION

4,642 SF  
AVAILABLE



## FOR MORE INFORMATION:

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# 79 NORTH INDUSTRIAL PARK - BLDG 203/205

203/205 OVERLOOK DRIVE | SEWICKLEY (ALEPPO TWP), PA 15143

4,642 SF

MOVE-IN READY, FLEX SPACE

EXCELLENT INFILL LOCATION

## LIGHT INDUSTRIAL, SHOWROOM, FLEX SPACE

BUILDING SIZE	81,520 SF
AVAILABLE SF	4,642 SF
OFFICE AREA	Approx. 2,200 SF
FLEX AREA	Approx. 2,400 SF fully conditioned flex/warehouse with drop ceilings
CLEAR HEIGHT	9' to drop ceiling (19' above ceiling)
DOCK DOORS	One (1) dock high door
COLUMN SPACING	32' x 48'
HVAC	Fully conditioned
LIGHTING	T-5
POWER	200 AMP, 120/208V, 3-Phase
SPRINKLER	Wet System throughout
BUILDING DEPTH	145'
TRUCK COURT	90'
PARKING	80 common surface spaces for Bldg 203/205
AVAILABILITY	Immediate
LOCATION	Aleppo Twp / Allegheny County
HIGHWAY ACCESS	0.7 miles to I-79, 1 mile to Route 65, 5.2 miles to I-279, 8.3 miles to I-376, 10 miles to Downtown Pittsburgh, 12 miles to Pgh International Airport and 12.6 miles to I-76/PA Turnpike

## CORPORATE NEIGHBORS

- AMAZON
- LINDE
- SAFELITE
- CHRYSLER
- HONDA
- CULLIGAN
- SOUTHERN GLAZERS
- UNITED GARAGE DOOR



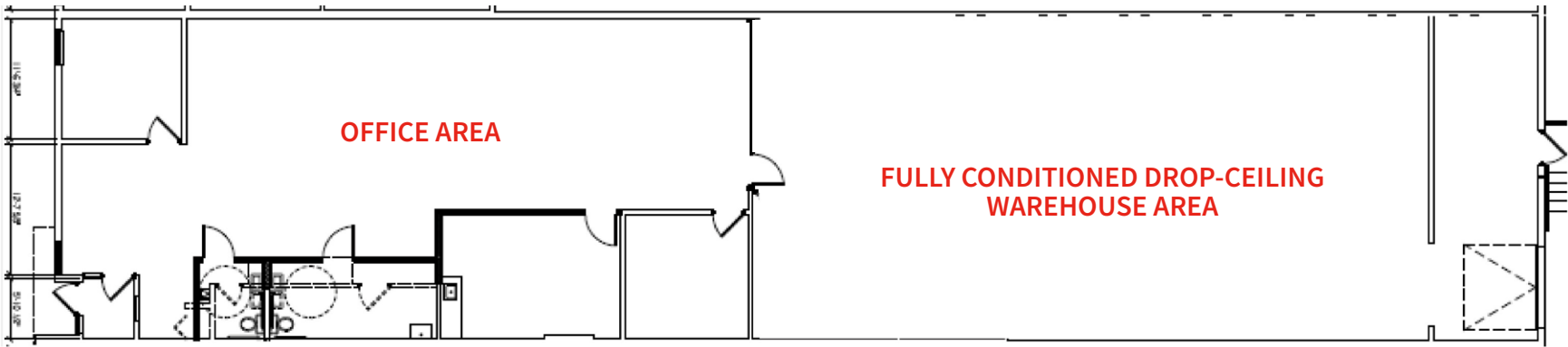
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203/205 OVERLOOK DRIVE | SEWICKLEY (ALEPPO TWP), PA 15143

4,642 SF  
MOVE-IN READY, FLEX SPACE  
FLOOR PLAN

## AVAILABLE SPACE FLOOR PLAN



OFFICE AREA	Approx. 2,200 SF
FLEX AREA	Approx. 2,400 SF fully conditioned flex/ warehouse with drop ceilings



FOR LEASE

# 79 NORTH INDUSTRIAL PARK

203/205 OVERLOOK DR | SEWICKLEY (ALEPPO TWP), PA 15143

DOWNTOWN  
PITTSBURGH

EXIT 66  
79

4,642 SF  
AVAILABLE

Please contact the leasing team for more information:

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REAL ESTATE

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Endurance Real Estate Group, LLC ([www.endurance-re.com](http://www.endurance-re.com)), formed in 2002, is a Radnor, Pennsylvania-based real estate owner/developer focused on income and value add industrial opportunities located in the Mid-Atlantic region. Since its formation, the company has acquired and developed over \$1.3 billion of assets totaling over 20.6 million SF and sold over 10.8 million SF with a combined value of \$865 million. Endurance currently owns and operates a portfolio totaling over 6 million square feet consisting of 59 buildings. Existing space includes 5.3 million square feet of industrial and 750,000 square feet of flex/office space. Endurance is currently developing over 1.5 million SF of distribution buildings across several projects in varying building sizes from 60,000 SF up to 1,000,000 SF. To learn more visit [www.endurance-re.com](http://www.endurance-re.com).