

FOR LEASE

NEW CONSTRUCTION, MODERN WAREHOUSE

LEETSDALE INDUSTRIAL PARK | 1200 BRICKWORKS DR, LEETSDALE, PA 15056

**MODERN
LIGHT
INDUSTRIAL**
SPACE TO SUIT
.....
**29,555 SF
AVAILABLE**



AVAILABLE SPACE SPECS

BUILDING SIZE:	90,000 SF
AVAILABLE SPACE:	29,555 SF
OFFICE SPACE:	To-suit
CLEAR HEIGHT:	29'
COLUMN SPACING:	25' x 100'
LOADING:	Six (6) 9'w x 10'h dock doors with potential to add an additional four (4) dock positions. One (1) 12' x 14' drive-in door in place.
POWER:	200 AMPS, 480V, 3-Phase
PARKING:	40 parking spaces
HVAC:	Gas heat, R-30 improved insulation
SPRINKLER:	Wet system
LIGHTING:	LED
AVAILABLE:	Shell building complete



HIGHLIGHTS

- New construction
- Fully segregated truck court and loading area
- Potential for outside storage uses
- On-site property management
- Professional landlord
- Direct overpass to PA Route 65 and less than 10 min. to I-79

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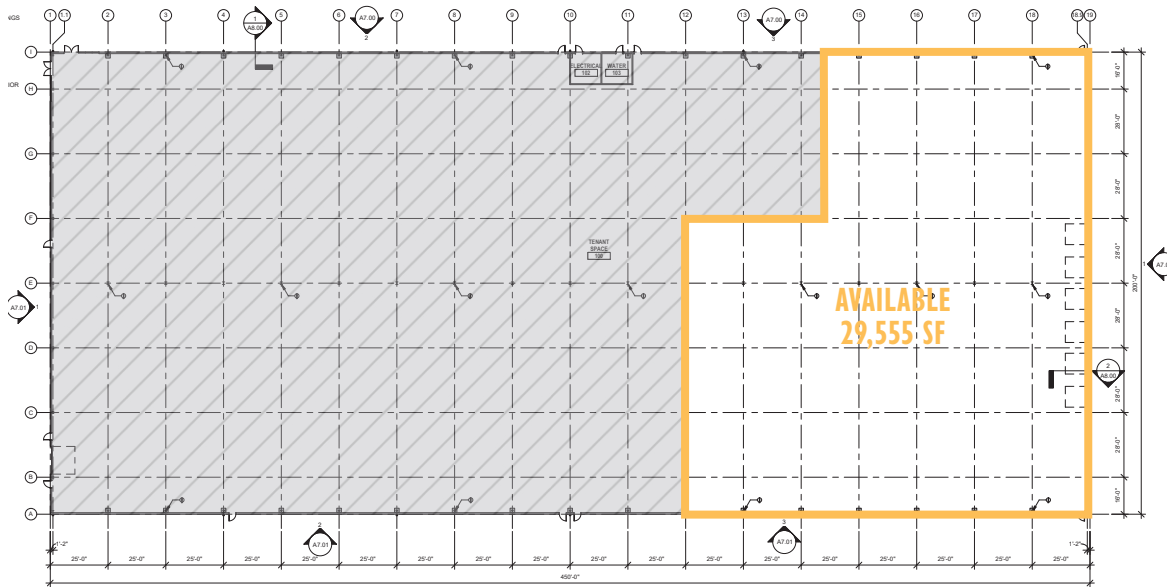
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