

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

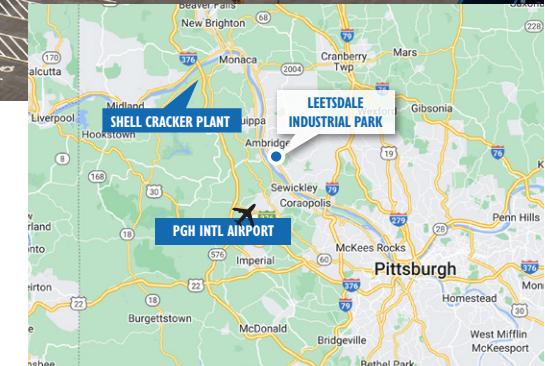
PARKING: 40 parking spaces

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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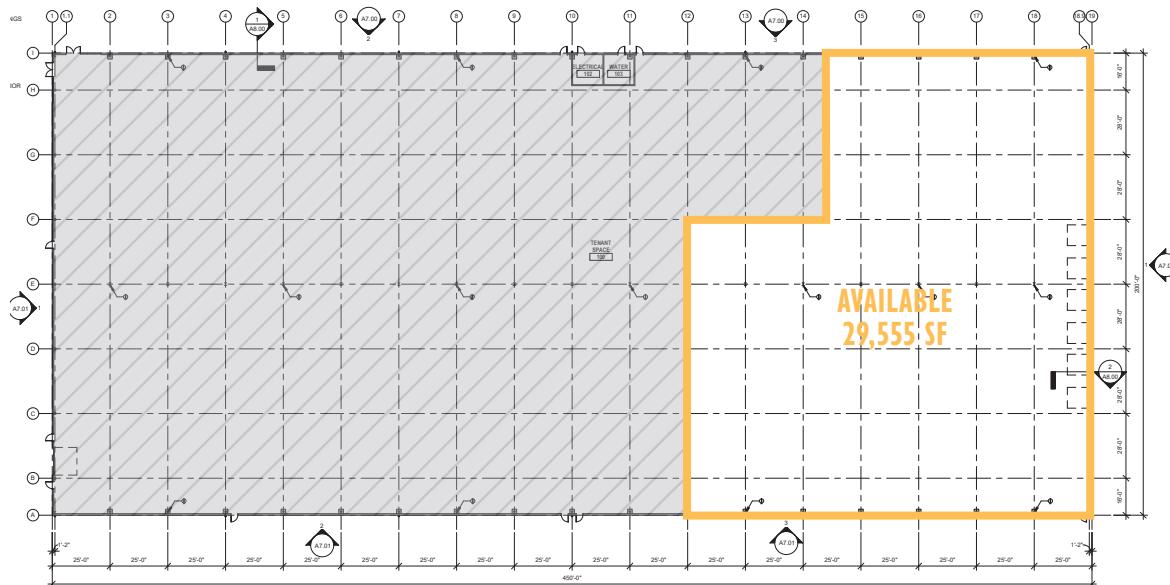
CHAPMAN
PROPERTIES

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