




[jll.com](http://jll.com)

# For Sublease

1000 Gregg Street | Carnegie, PA 15106

**+/- 64,000 SF**

**Greg Hopkins**  
Senior Vice President  
412.770.5925  
[greg.hopkins@jll.com](mailto:greg.hopkins@jll.com)

 **JLL** SEE A BRIGHTER WAY

**SITE**



**PROPERTY INFORMATION**

Building Size	± 64,000 SF
Site Size	1.35 AC
Zoning	I-1 General Industrial
Municipality	Scott Township
Parcel ID	0102-E-00185-0000-00

**BUILDING SPECS**

Total Available Size	± 64,000 SF
Warehouse	± 59,800 SF
Office Space	± 4,200 SF (recently renovated)
Clear Height	Primarily 15' - 16'3" to beam; 27'9" to deck
Column Spacing	Areas of 110' wide clear span
Docks	3 internal dock positions
Drive-in Doors	1 drive-in door
Power	3 Phase electrical service
Sublease Term	Through 2/28/2027 (direct lease with Landlord possible)
Rental Rate	\$5.50 /SF Modified Gross



**PHOTOS**



**KEY DISTANCES**

17 miles (25 min) to I-70

0.40 miles (5 min) to I-79

1.74 miles (12 min) to I-376

19 miles (40 min) to Cranberry, PA

5 miles (20 min) to Pittsburgh, PA

42 miles (50 min) to Wheeling, WV

