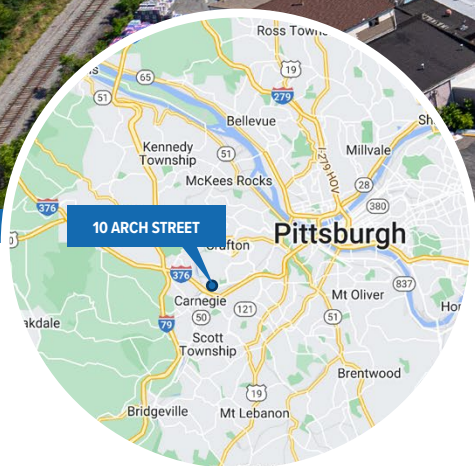


10 ARCH STREET

CARNEGIE (ROSSLYN FARMS), PA 15106 | ALLEGHENY COUNTY

**53,805 SF
AVAILABLE
FOR LEASE**

**CRANE SERVED
INDUSTRIAL SPACE**



FOR MORE INFORMATION:

RICH GASPERINI
rgasperini@genforrealestate.com
D 412.564.0752 | C 412.651.6888

MATEO VILLA
mvilla@genforrealestate.com
D 412.564.0754 | C 412.715.3454

GENFOR
REAL ESTATE


**CHAPMAN
PROPERTIES**

10 ARCH STREET

CARNEGIE (ROSSLYN FARMS), PA 15106 | ALLEGHENY COUNTY

SPECIFICATIONS

BUILDING &
AVAILABLE SPACE

PROPERTY OVERVIEW

TOTAL SF	Approximately 86,000 SF
AVAILABLE SF	53,805 SF
SITE SIZE	5.7 Acres
ZONING	I-1 General Industrial District
LOCATION	Borough of Rosslyn Farms, Allegheny County

AVAILABLE SPACE

AVAILABLE SF	53,805 SF
OFFICE SPACE	4,600 SF of private offices, conference rooms, break rooms, locker room, and restrooms
COLUMN SPACING	90' typical bay spacing
CLEAR HEIGHT	17' under hook, 23.5' under beam
DRIVE-IN DOORS	Four (4) drive-in doors
CRANES	Five (5) 5-ton cranes
WAREHOUSE HVAC	Radiant heat in the warehouse space
LIGHTING	LED
POWER	480v, 3-Phase
FLOOR SLAB	Reinforced concrete
ROOF	Metal



LOCATION HIGHLIGHTS

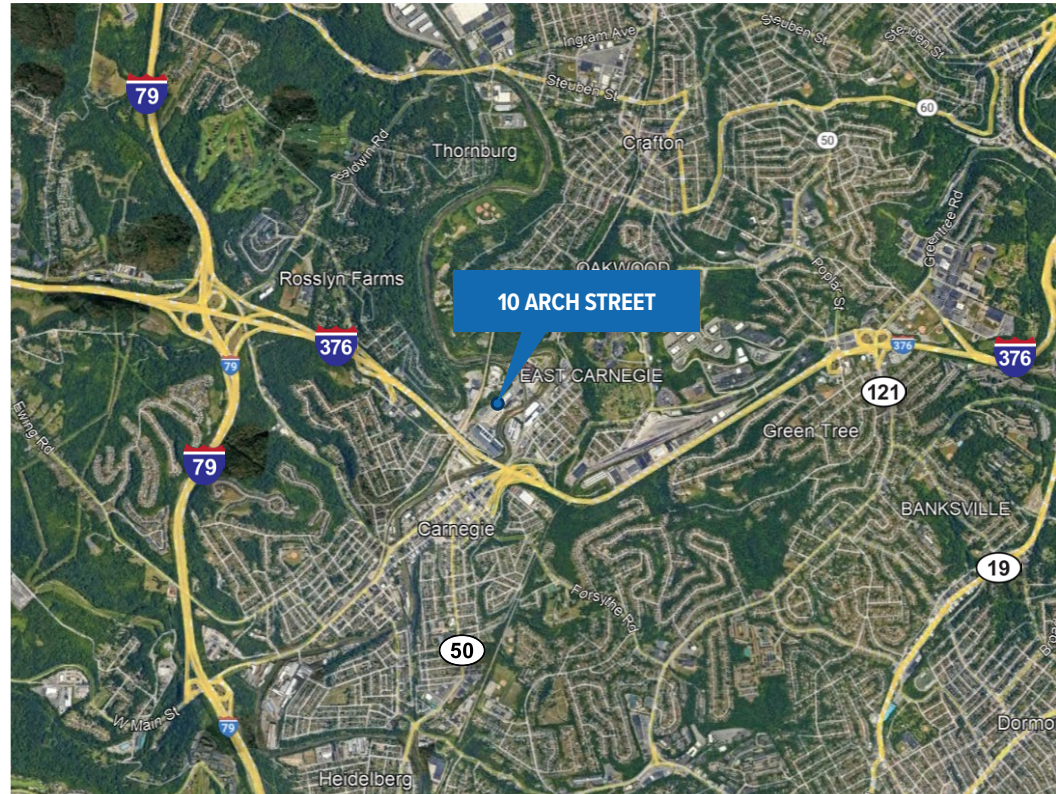
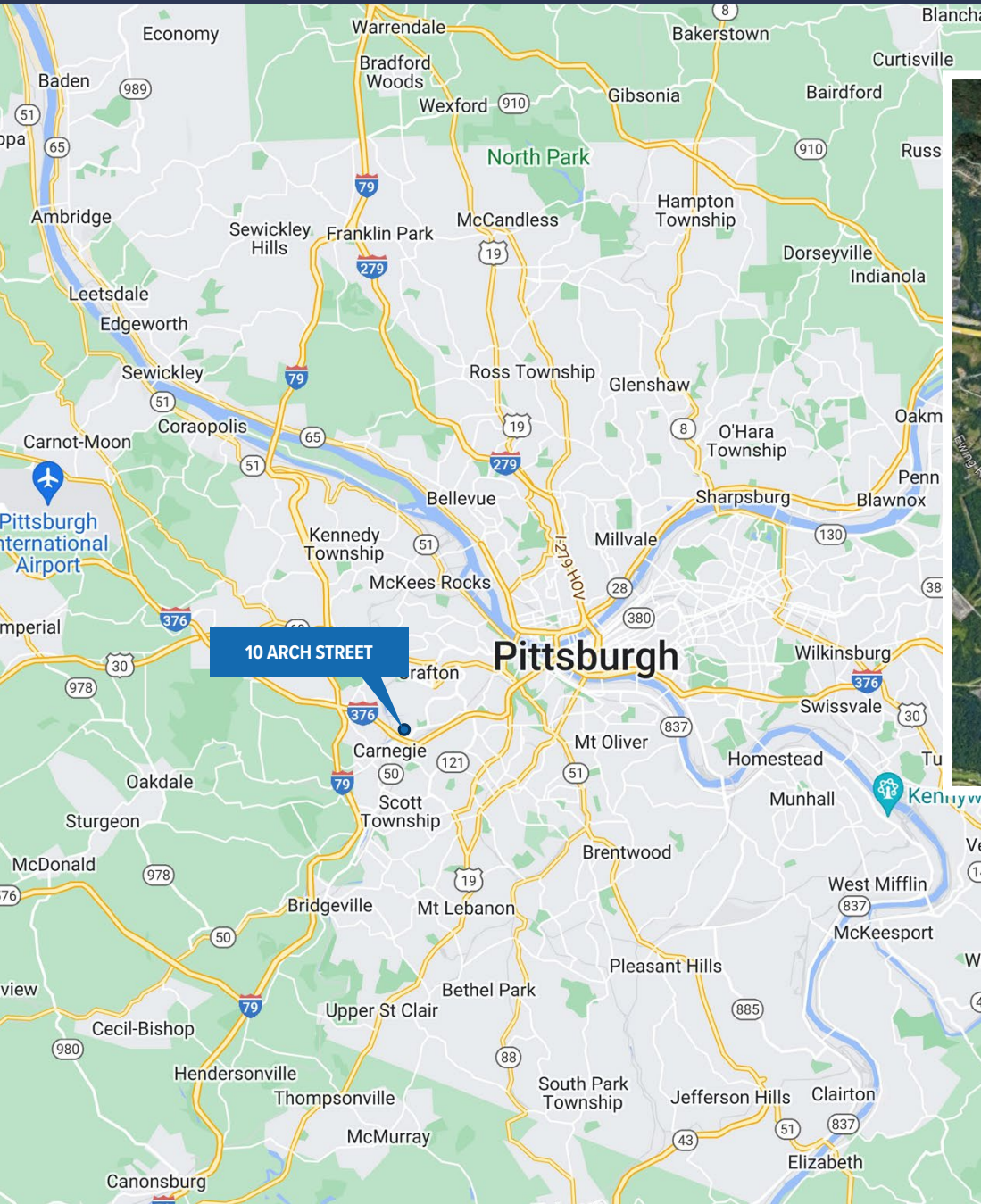
- Excellent proximity to I-376 and I-79
- 13 miles / 15 minutes to the Pittsburgh International Airport
- 6 miles / 10 minutes to Downtown Pittsburgh
- In close proximity to numerous manufacturing and logistics facilities

10 ARCH STREET

CARNEGIE (ROSSLYN FARMS), PA 15106 | ALLEGHENY COUNTY

LOCATION

STRATEGIC INDUSTRIAL & LOGISTICS LOCATION



KEY HIGHWAY DISTANCES

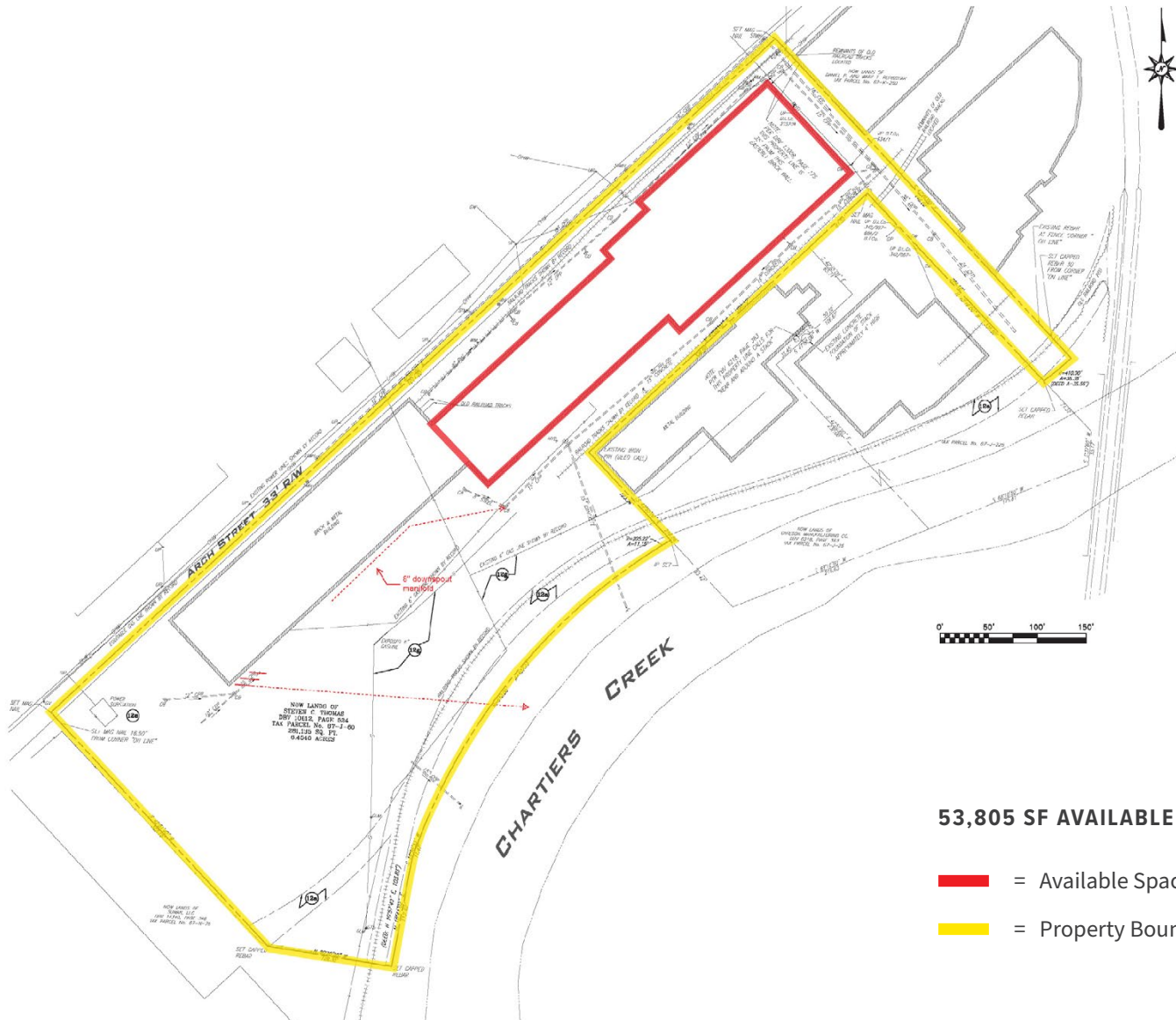
- Approximately 1 mile to I-376
- Approximately 3 miles to I-79
- 13 miles to the Pittsburgh International Airport
- 6 miles to Downtown Pittsburgh

10 ARCH STREET

CARNEGIE (ROSSLYN FARMS), PA 15106 | ALLEGHENY COUNTY

SITE PLAN

53,805 SF CRANE-SERVED
INDUSTRIAL SPACE
AVAILABLE

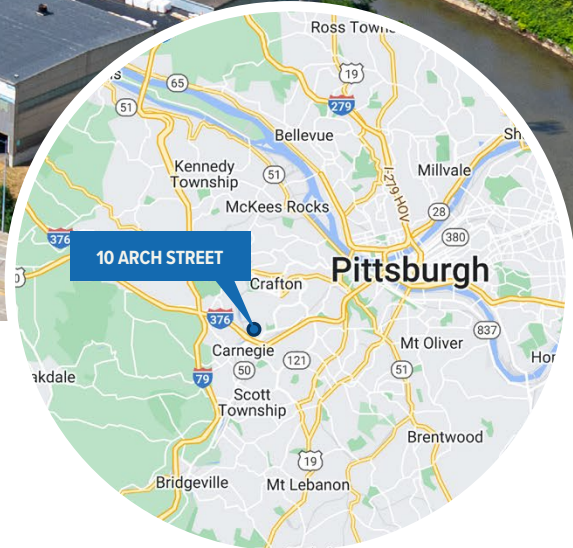


53,805 SF AVAILABLE SPACE FOR LEASE

- = Available Space
- = Property Boundary

10 ARCH STREET

CARNEGIE (ROSSLYN FARMS), PA 15106 | ALLEGHENY COUNTY



Please contact the leasing team for more information:

RICH GASPERINI
rgasperini@genforrealestate.com
D 412.564.0752 | C 412.651.6888

MATEO VILLA
mvilla@genforrealestate.com
D 412.564.0754 | C 412.715.3454

GENFOR REAL ESTATE
One Altoona Place, Suite 2A
Pittsburgh, PA 15228
Office: 412.564.0750
www.genforrealestate.com

CONNOR JANGRO
cjangro@genforrealestate.com
D 412.564.0776 | C 412.805.7064

All information contained herein has been obtained from sources deemed reliable and Genfor, LLC does not doubt its accuracy; however, Genfor, LLC makes no guarantee, representation or warranty of any kind or nature, either express or limited, with respect to the accuracy or completeness of all or any portion of the information contained herein. Terms of availability of this property are subject to change and this property may be withdrawn without notice.

