

# 460 NIXON ROAD - EXPANSION OPPORTUNITIES

CHESWICK, PA 15204 | HARMAR TWP, ALLEGHENY COUNTY

## FOR LEASE

EXPANSION/BUILD-TO-SUIT  
OPPORTUNITIES AVAILABLE

HIGH QUALITY WAREHOUSE /  
DISTRIBUTION CENTER



1 Mile



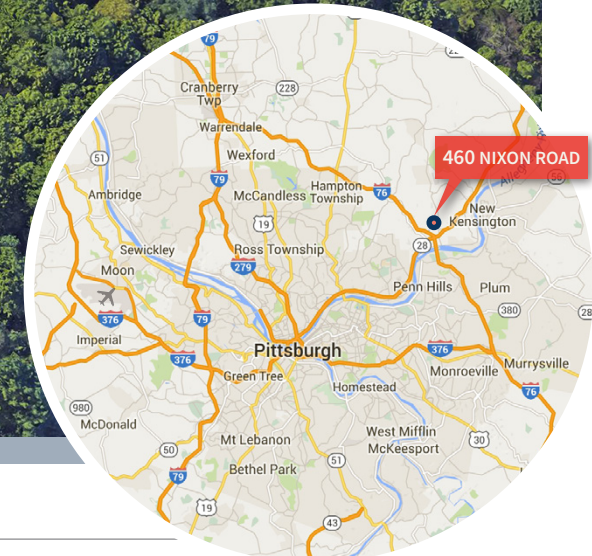
2 Miles



12 Miles



15 Miles



### FOR MORE INFORMATION:

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# 460 NIXON AVE

EXPANSION / BTS OPPORTUNITIES

## PROPERTY DETAILS

CURRENT BUILDING	Fully Leased - 578,227 SF Warehouse/DC
PROPOSED EXPANSION CONCEPTS	Proposed Building: 89,300 SF Proposed Addition A: 97,200 SF Proposed Addition B: 22,432 SF
OFFICE & LOADING	Build-to-suit
CLEAR HEIGHT	24'
ZONING	I-1 General Industrial
SITE ACREAGE	42.43 Acres
HIGHWAY ACCESS	Less than one (1) mile to Route 28, less than two (2) miles to PA Turnpike/1-76, 20 minutes to Lawrenceville/The Strip District and less than 25 minutes to Downtown Pittsburgh via Route 28



## Please contact the leasing team for more information:

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REAL ESTATE

# 460 NIXON AVE

EXPANSION / BTS OPPORTUNITIES - RENDERING



# 460 NIXON AVE

## EXPANSION / BTS OPPORTUNITIES - CONCEPT PLAN

