

RIDC

McKEESPORT MANOR ONE



INDUSTRIAL/FLEX SPACE AVAILABLE

Industrial Center of McKeesport

107,853 square feet

Including: • ±10,000 SF office¹

- ±43,000 SF high-bay warehouse
- ±55,000 SF medium-bay warehouse



Monongahela Valley • 200 Center Street, McKeesport, PA



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BUILDING SPECIFICATIONS

Building Size	Total: ±107,853 SF High-bay WH: ±42,603 SF Medium-bay WH: ±55,077 SF Office: ±10,173 SF ₁
Ceilings	<ul style="list-style-type: none"> • <u>High-bay</u>: ±37' clear ±40' to deck • <u>Medium-bay</u>: ±19' clear ±22' to deck
Columns	<ul style="list-style-type: none"> • <u>High-bay</u>: Approx. 66' x 40' (typical) • <u>Medium-bay</u>: Approx. 39' x 32' (typical)
Loading ₁	Eight (8) docks One (1) drive-in One (1) utility garage door
Power	480/277V 3000A 3-phase 4-wire
Warehouse HVAC	<ul style="list-style-type: none"> • <u>High-bay</u>: Direct-fired make-up air heating • <u>Medium-bay</u>: Gas-fired unit heaters
Warehouse Sprinklers	Fully automatic wet-pipe system Extra Hazard Group 1 Design Density: 0.40 GPM/SF over 2,500 SF
Parking	130 surface spaces 5 ADA 5 truck spaces
Restrooms	<ul style="list-style-type: none"> • <u>Warehouse</u>: Men's & women's restrooms • <u>Office</u>: Men's & women's restrooms Private in-suite restroom & shower
Office Area	Private offices Open work area Conference rooms Cafeteria Restrooms Fully conditioned Natural light





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Floorplan

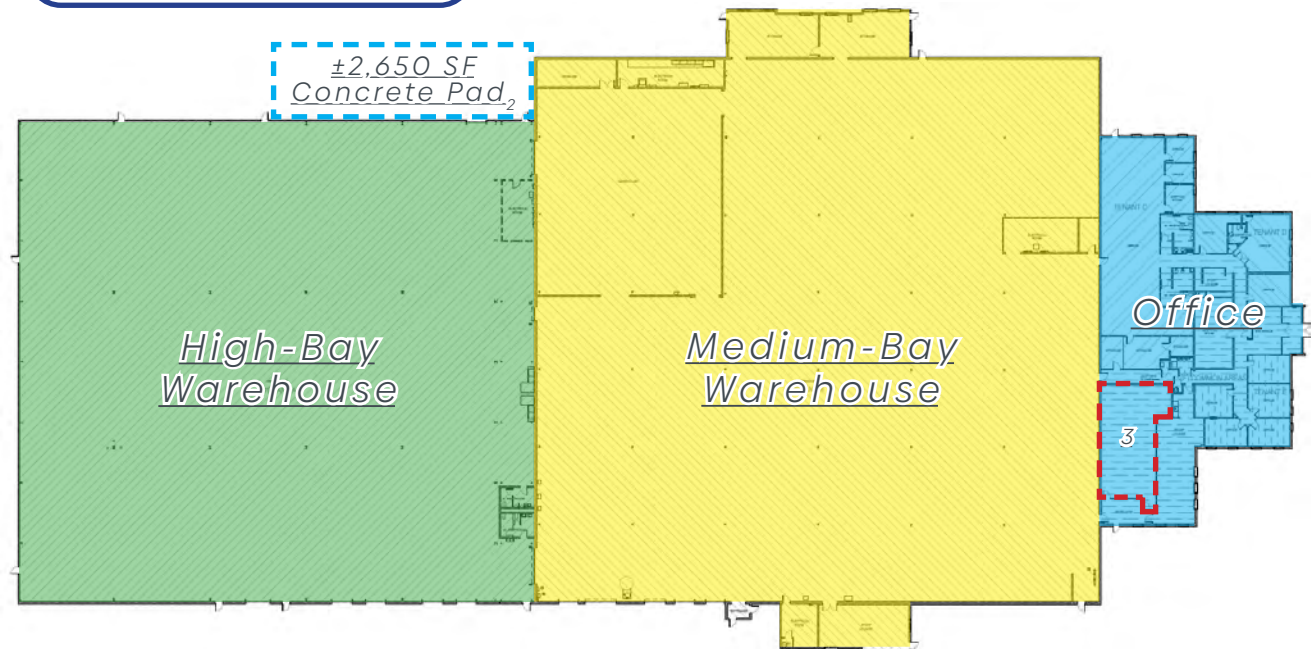
LINKS:

[Detailed Floorplan \(PDF\)](#)

[Virtual Tour of Warehouse](#)

[Virtual Tour of Office](#)

³Note: Included within the $\pm 10,000$ SF office area is $\pm 1,150$ SF of area formerly used as men's & women's locker rooms. Upgrades required to restore functionality.

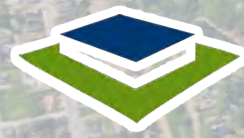


²Accessible from high-bay area via approx. 8'x10' garage door.



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RIDC's **Industrial Center of McKeesport** is a 133-acre business park situated in Pittsburgh's Mon Valley. Throughout the 1990's, RIDC rehabilitated the former National Tube Works. Today, the park's industrial legacy lives on through a thriving and diverse cluster of companies employing hundreds.

McKeesport
Manor I



PARK INFORMATION	
Utilities	Duquesne Light Co. • Peoples Gas • Pennsylvania American Water • Municipal Authority of Westmoreland County
Zoning	I-U (Industrial) • Manufacturing Assembly Distribution Warehousing Flex Industrial
Government	Allegheny County • City of McKeesport • McKeesport Area School District



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LEASING/SALES INQUIRIES

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