

FOR LEASE

# 460 NIXON ROAD

CHESWICK, PA 15204 | HARMAR TWP, ALLEGHENY COUNTY

66,803 SF AVAILABLE

QUALITY WAREHOUSE/DISTRIBUTION SPACE



**FOR MORE INFORMATION:**

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

**LEASING BY:**

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

**OWNED & MANAGED BY:**

**GENFOR**  
REAL ESTATE

**TREETOP**  
COMPANIES

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## AVAILABLE SPACE SPECS

66,803 SF QUALITY WAREHOUSE/  
DISTRIBUTION SPACE

### WAREHOUSE/DISTRIBUTION SPACE - ROUTE 28 CORRIDOR

AVAILABLE SF	66,803 SF
TOTAL BLDG SF	515,411 SF
OFFICE	525 SF shipping and receiving office located within the warehouse area.
CLEAR HEIGHT	28' - 30'
COLUMN SPACING	40' x 50'
DOCK DOORS	10 (8' x 10') dock doors
DOCK EQUIPMENT	Docks equipped with mechanical levelers, lights, bumpers, canopies, shelters and seals.
DRIVE-IN DOORS	One (1) 12' x 14' drive-in door
WAREHOUSE HVAC	Gas-fired radiant heating units throughout the Premises. One (1) air rotation fans serving the premises.
POWER	One (1) 150 KVA transformer with 800 AMPS of 480V, 3 Phase Power in place.
LIGHTING	LED lights equipped with motion sensors
SPRINKLER	ESFR
CONSTRUCTION	Masonry
SITE ACREAGE	42.706 Acres
YARD AREA	Plentiful yard area around the building
ZONING	I-1, General Industrial, Harmar Township
ACCESS	Approximately one (1) mile to Route 28; approximately two (2) miles to I-76; fifteen (15) miles to Downtown Pittsburgh.
AVAILABLE	Immediately

5 ACRES OF OUTSIDE STORAGE AVAILABLE



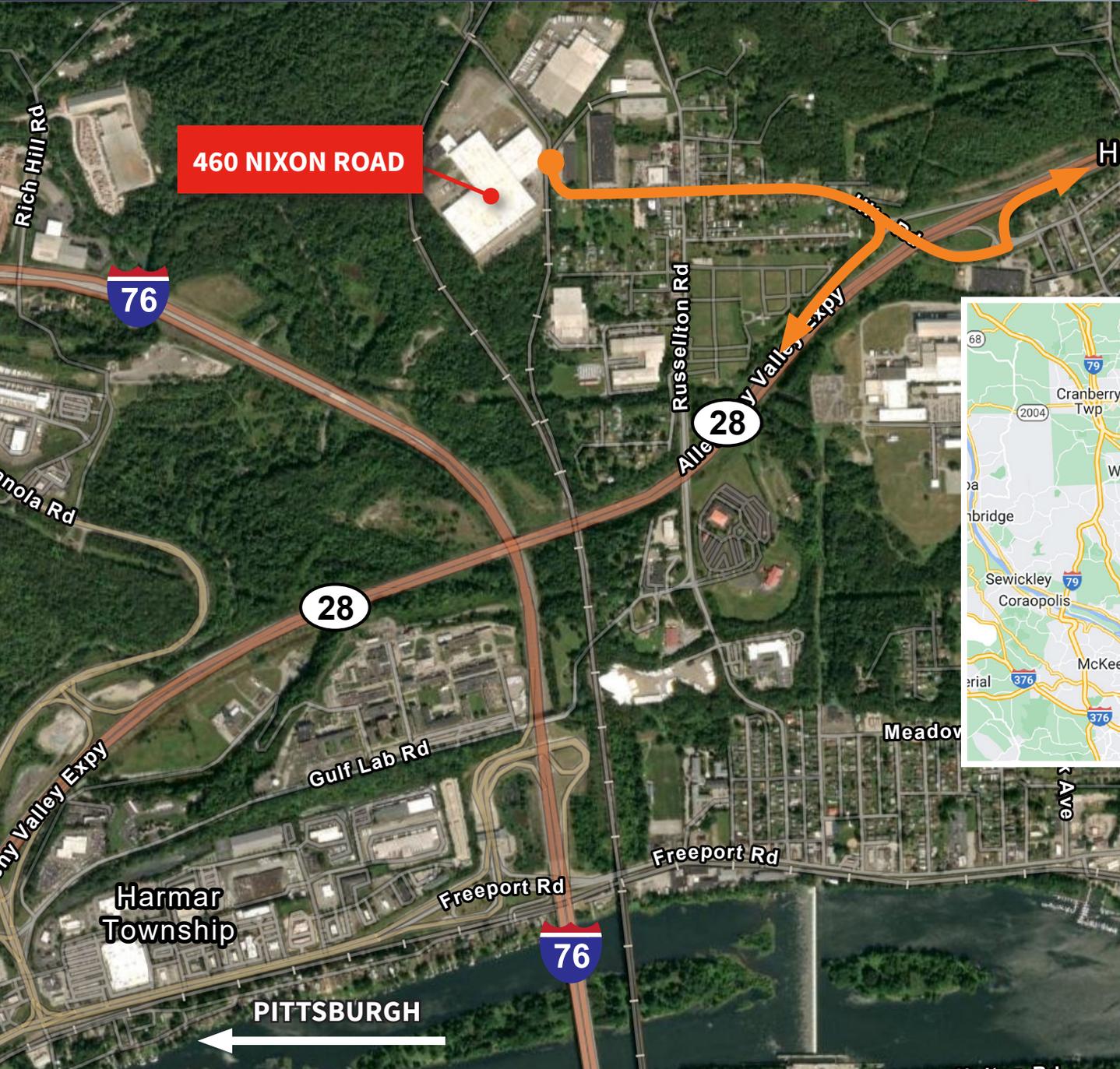
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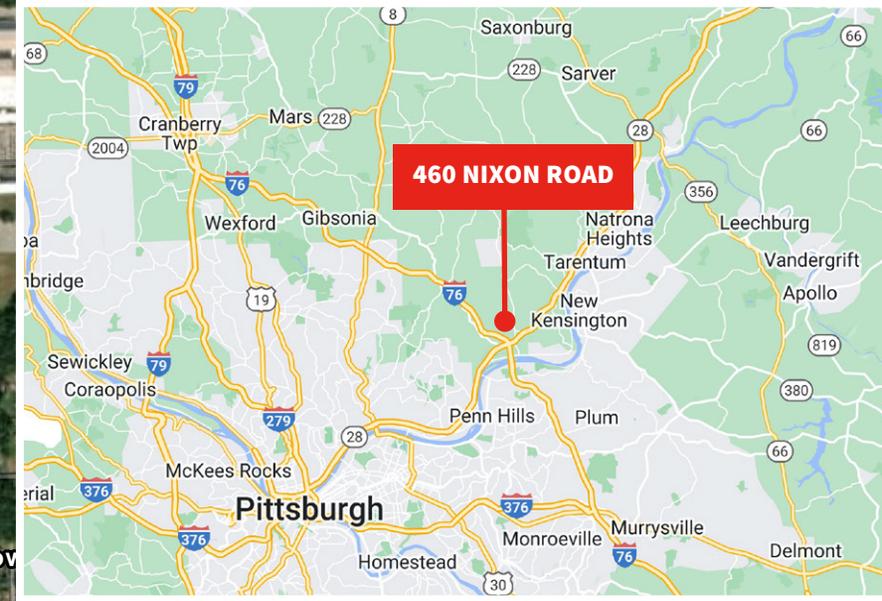
EXCELLENT LOCATION

ACCESS TO ROUTE 28 & I-76



## KEY DISTANCES

- Less than one (1) mile to Route 28
- Less than two (2) miles to PA Turnpike (I-76)
- 15 minutes to Lawrenceville
- 20 minutes to Downtown Pittsburgh
- 20 minutes to East End neighborhoods



**EXCELLENT LOCATION FOR REGIONAL DISTRIBUTION**

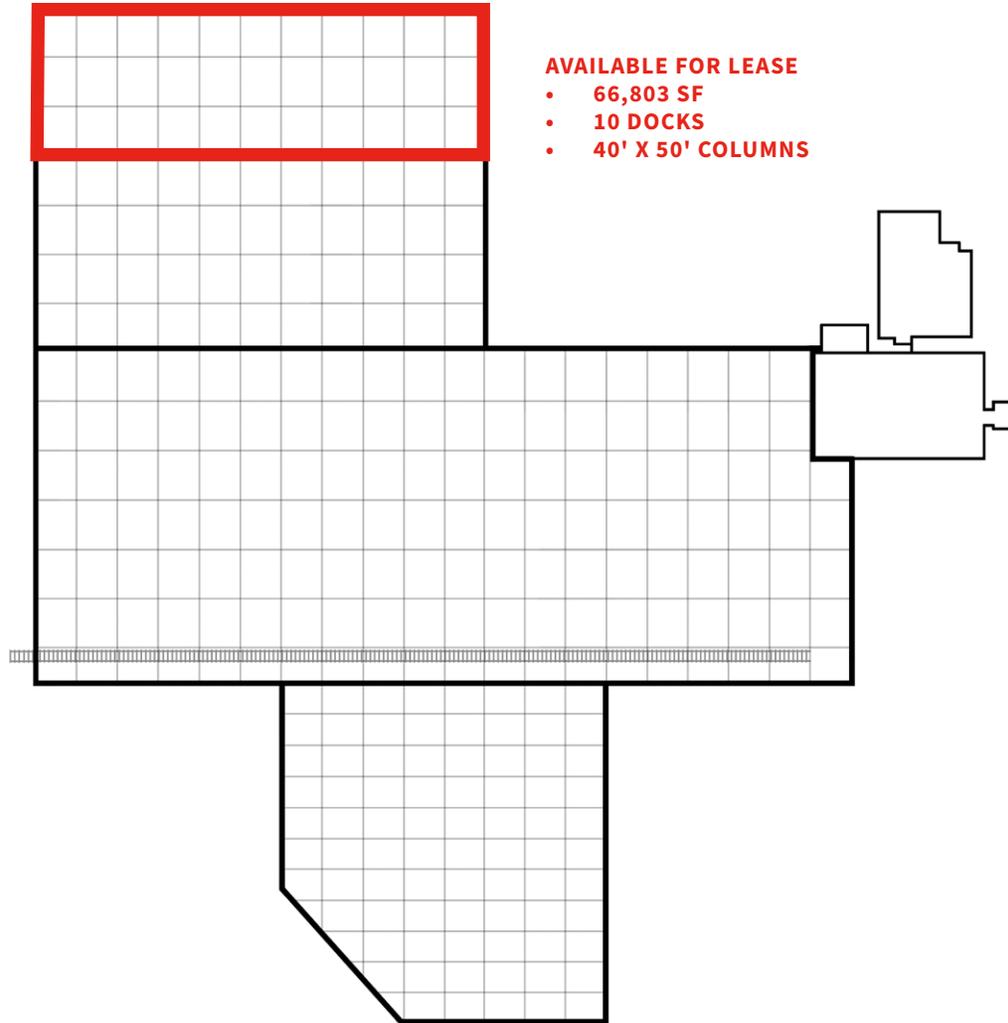
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BUILDING PLAN

AVAILABLE PREMISES



**AVAILABLE FOR LEASE**

- 66,803 SF
- 10 DOCKS
- 40' X 50' COLUMNS

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Please contact the leasing team for more information:

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

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

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

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