

FOR LEASE

# 111 LEETSDALE INDUSTRIAL DRIVE - BLDG 111

LEETSDALE INDUSTRIAL PARK | LEETSDALE, PA 15056

OUTSIDE  
STORAGE  
POTENTIAL

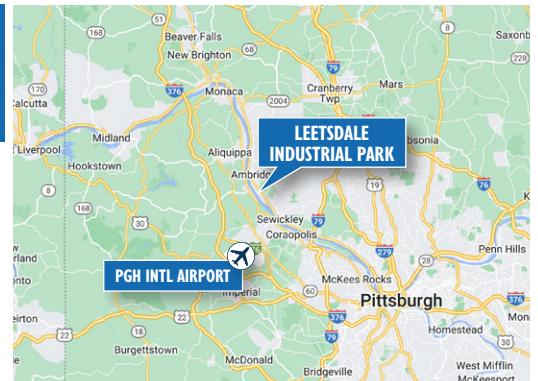
DIRECT RAIL  
SERVICE



## INDUSTRIAL SPACE DIRECT RAIL ACCESS TO THE PREMISES

### BUILDING SPECS

AVAILABLE SPACE	87,940 SF
CLEAR HEIGHT	24' - 27'
LOADING	Five (5) Drive-in Doors
POWER	1200 AMP, 480-V, 3-Phase Power
FLOOR	8" Concrete Floor or Slag
RAIL	Rail Access into the Building Multiple Switches via Norfolk Southern
YARD	Three (3) acres adjacent to the building



### HIGHLIGHTS

- Rail Access into the Building via Norfolk Southern
- Ideal for a variety of light and heavy industrial uses including the warehousing of heavy equipment and materials
- Heavy industrial power
- Onsite Property Management
- Professional Landlord
- Direct Overpass to PA Route 65 and Less than 10 Minutes to I-79

### FOR MORE INFORMATION:

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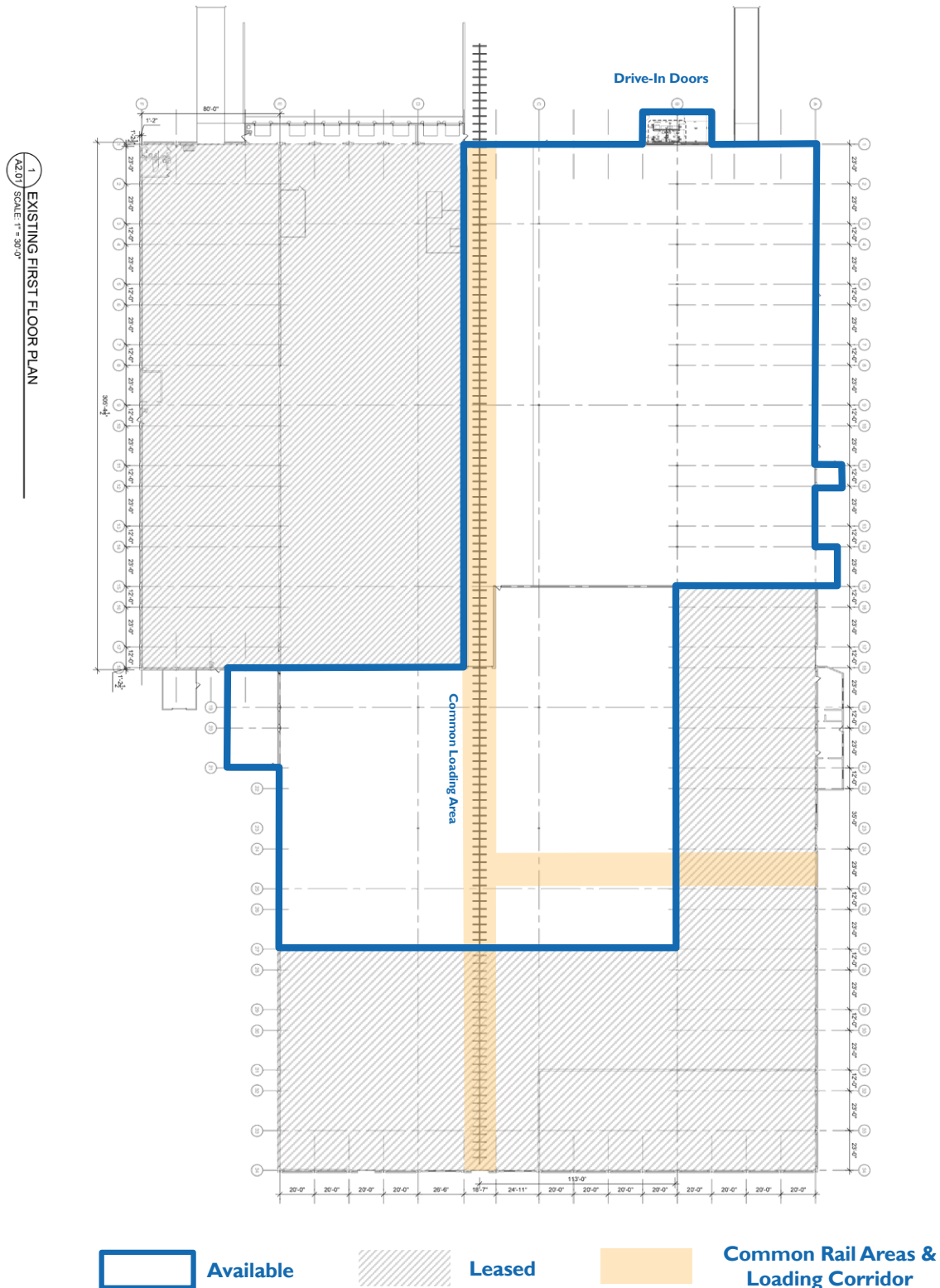
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FLOOR PLAN



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CHAPMAN  
PROPERTIES

GENFOR  
REAL ESTATE



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