

FOR LEASE

BUILDING 100 AT WESTPORT

110 SOUTH CAMPUS DRIVE | IMPERIAL (FINDLAY TWP), PA 15126

6,240 SF - 18,720 SF

MODERN, LIGHT INDUSTRIAL-FLEX SPACE



6,240 SF - 18,720 SF
AVAILABLE
Building 100



Immediate



3 Miles



3 Miles

FOR MORE INFORMATION:

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OWNED BY:
 **SEALY & COMPANY**

LEASING BY:
GENFOR
REAL ESTATE

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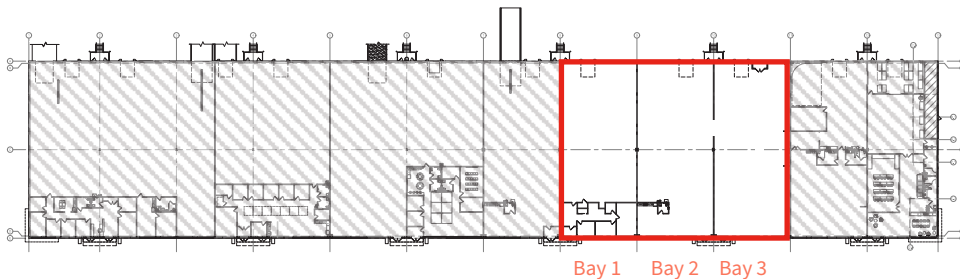
110 SOUTH CAMPUS DRIVE | IMPERIAL (FINDLAY TWP), PA 15126

BUILDING SPECS

SUITES RANGING FROM 6,240 SF - 18,720 SF

MODERN, LIGHT-INDUSTRIAL FLEX SPACE

AVAILABLE SPACE	6,240 SF - 18,720 SF (3 bays), Move-in Ready Space
TOTAL BLDG SF	74,652 SF
OFFICE SPACE	1,195 SF
CLEAR HEIGHT	24'
DOCK DOORS	Two (2) 9' x 10' dock high doors & One (1) 10' x 10' dock high doors
DRIVE-IN DOOR	One (1) 10' x 10' drive-in door
SPRINKLER	ESFR
WAREHOUSE HVAC	Gas-Fired Heating Units
LIGHTING	LED Lighting
POWER	400 AMP, 277/480V, 3-Phase Power
TRUCK COURT	150'
CONSTRUCTION	Pre-Cast Concrete
ROOF	MBRS with R30 Insulation
FLOOR	6" Steel Fiber Reinforced, 4,000 PSI Concrete



AVAILABLE SPACE

BAY 1

- 6,240 SF suite
- 1,195 SF of finished office space
- One (1) 10' x 10' drive-in door
- One (1) 10' x 10' dock high door

BAY 2-3

- 12,480 SF suite (demising wall with overhead door)
- Existing conference area, restroom and kitchenette
- Two (2) 9' x 10' dock high doors
- Bay 3 is fully conditioned space

POTENTIAL TO COMBINE SUITES FOR A TOTAL OF 18,720 SF OF CONTIGUOUS SPACE

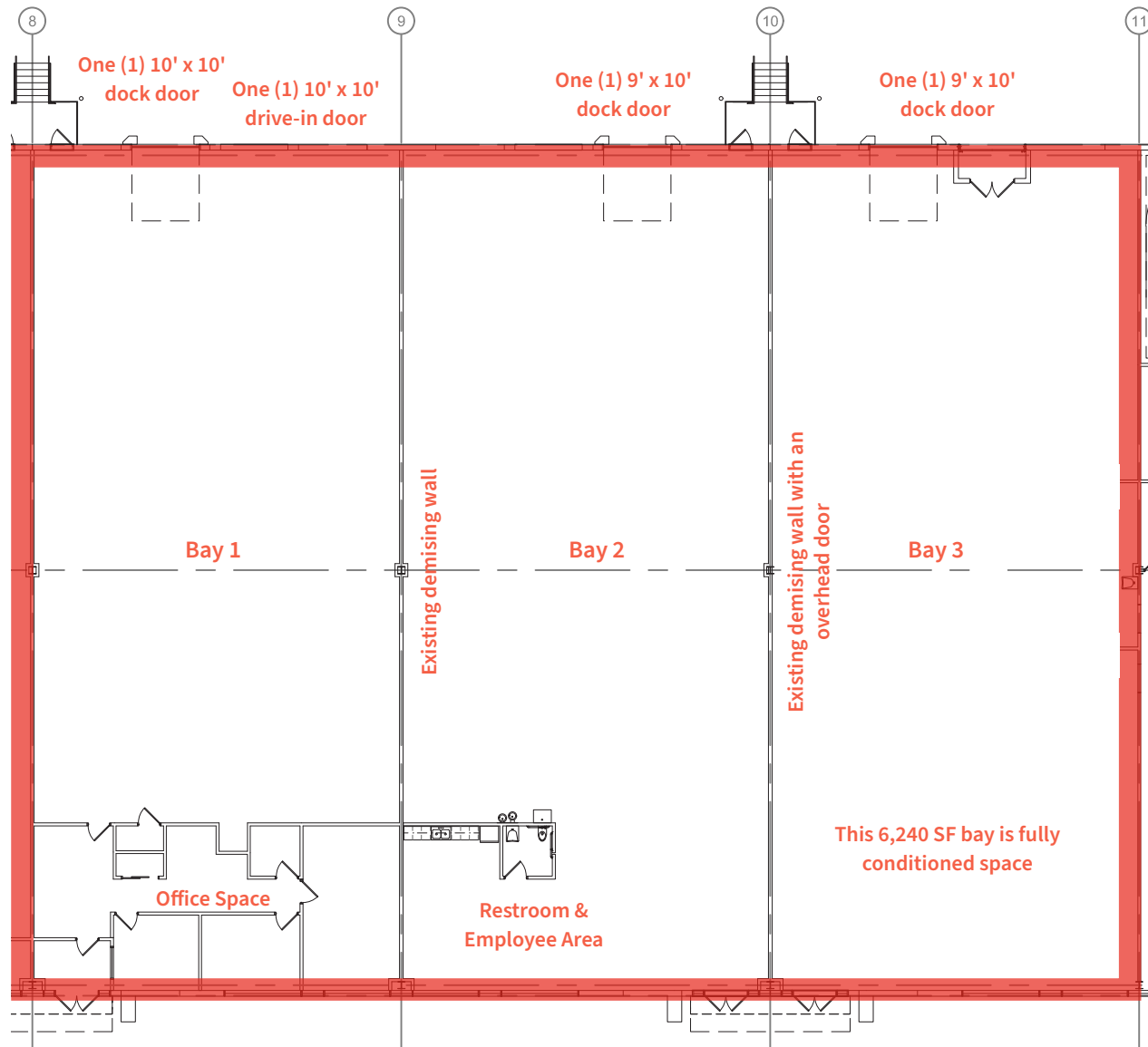
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FLOOR PLAN

SUITES RANGING FROM 6,240 SF - 18,720 SF



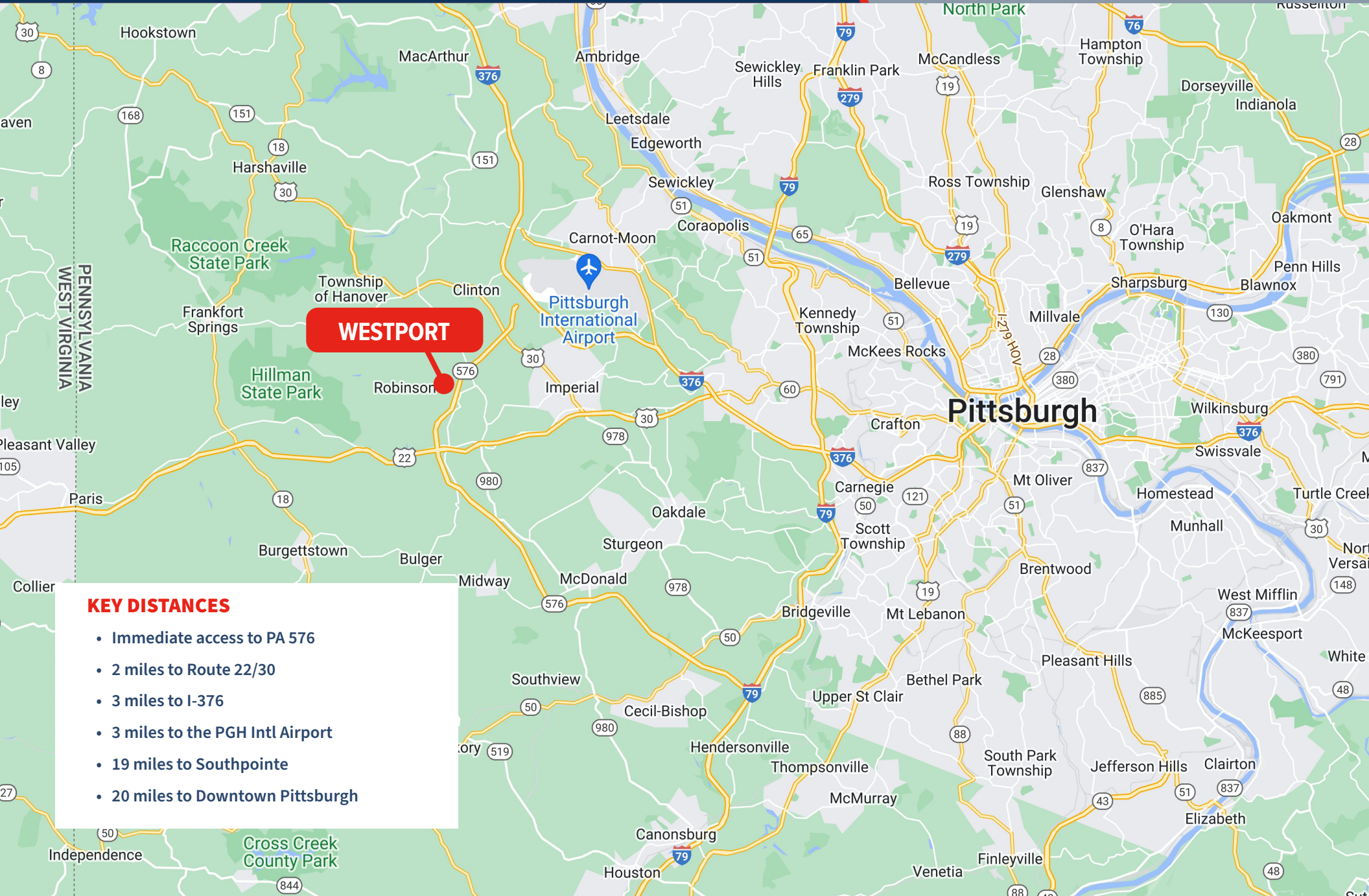
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LOCATION

STRATEGICALLY LOCATED FOR A WIDE VARIETY OF INDUSTRIAL USES



WESTPORT

Pittsburgh

KEY DISTANCES

- Immediate access to PA 576
- 2 miles to Route 22/30
- 3 miles to I-376
- 3 miles to the PGH Intl Airport
- 19 miles to Southpointe
- 20 miles to Downtown Pittsburgh

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OWNED BY:



LEASING BY:



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