

FOR LEASE

# NEVILLE COMMERCE CENTER

3051 GULF RD | PITTSBURGH, PA 15225 | NEVILLE ISLAND

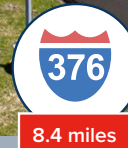
82,500 SF

NEW LIGHT INDUSTRIAL BUILDING

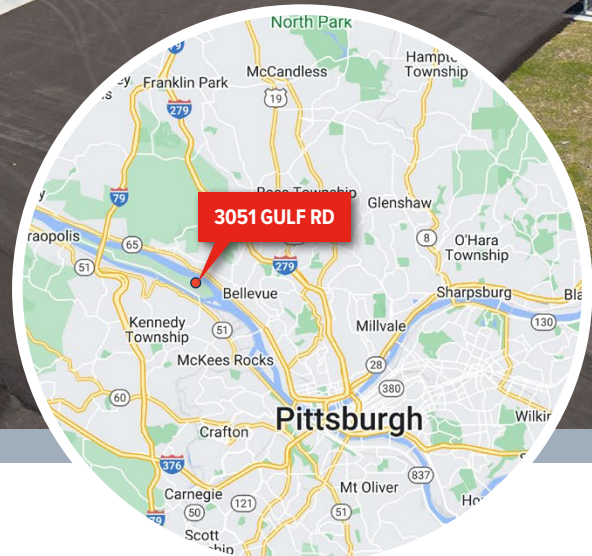
BUILDING SHELL COMPLETE



3.2 miles



8.4 miles



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DEVELOPED BY:  
 Elmhurst  
GROUP

LEASING BY: **GENFOR**  
REAL ESTATE



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## BUILDING SPECS

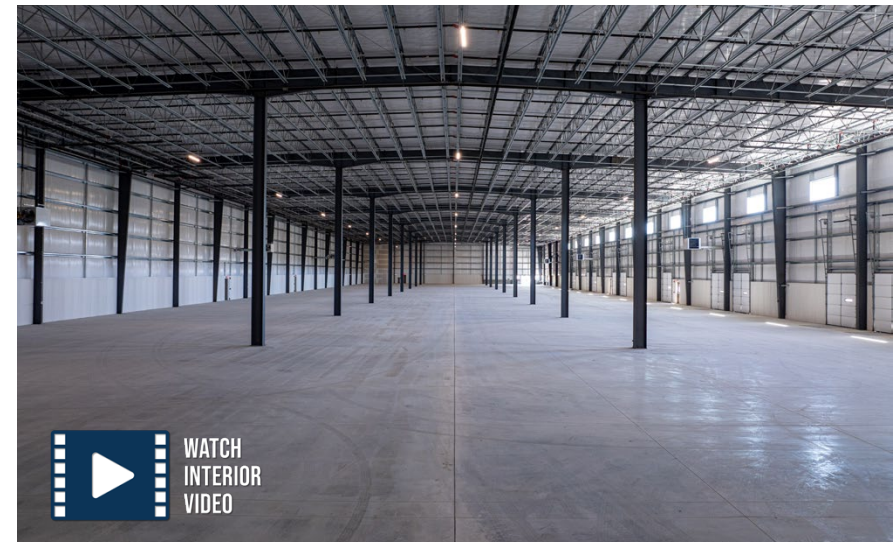
82,500 SF LIGHT INDUSTRIAL SPACE

### BUILDING OVERVIEW

BUILDING SF	82,500 SF
DELIVERY	Building shell complete
CONSTRUCTION	Masonry/Metal
SITE SIZE	12.62 Acres
PARKING (CARS)	83 spots
TRUCK COURT	120' Truck Court; Up to 10 trailer parks can be added
ZONING	Industrial (Neville Township)

### BUILDING SPECS

AVAILABLE SF	82,500 SF
BUILDING DIMENSIONS	Front Loaded - 550' w x 150' d flexible design
MINIMUM SUBDIVISION	+/- 30,000 SF
OFFICE SPACE	To Suit
COLUMN SPACING	55' x 50'
CLEAR HEIGHT	30'
DOCK DOORS	Twelve (12) 9' x 10' dock high doors in the base building (Ability to add additional dock high doors and drive-in doors)
DOCK EQUIPMENT	30K lbs. mechanical levelers; Shelters, Bumpers, Track guards
DRIVE-IN DOORS	One (1) 12' x 14' drive-in door (Ability to add additional dock high doors and drive-in doors)
SPRINKLER	ESFR with K-17 heads
WAREHOUSE HVAC	Gas-Fired Heating Units
LIGHTING	LED Lighting, 25 FC, 3' AFF
POWER	1,200 AMP, 480V service
FLOOR SLAB	6" Reinforced Concrete



### LOCATION HIGHLIGHTS

- Excellent access to I-79 & I-376 as well as Route 65 and Route 51
- Strong area for industrial development on Neville Island
- In close proximity to various industrial companies

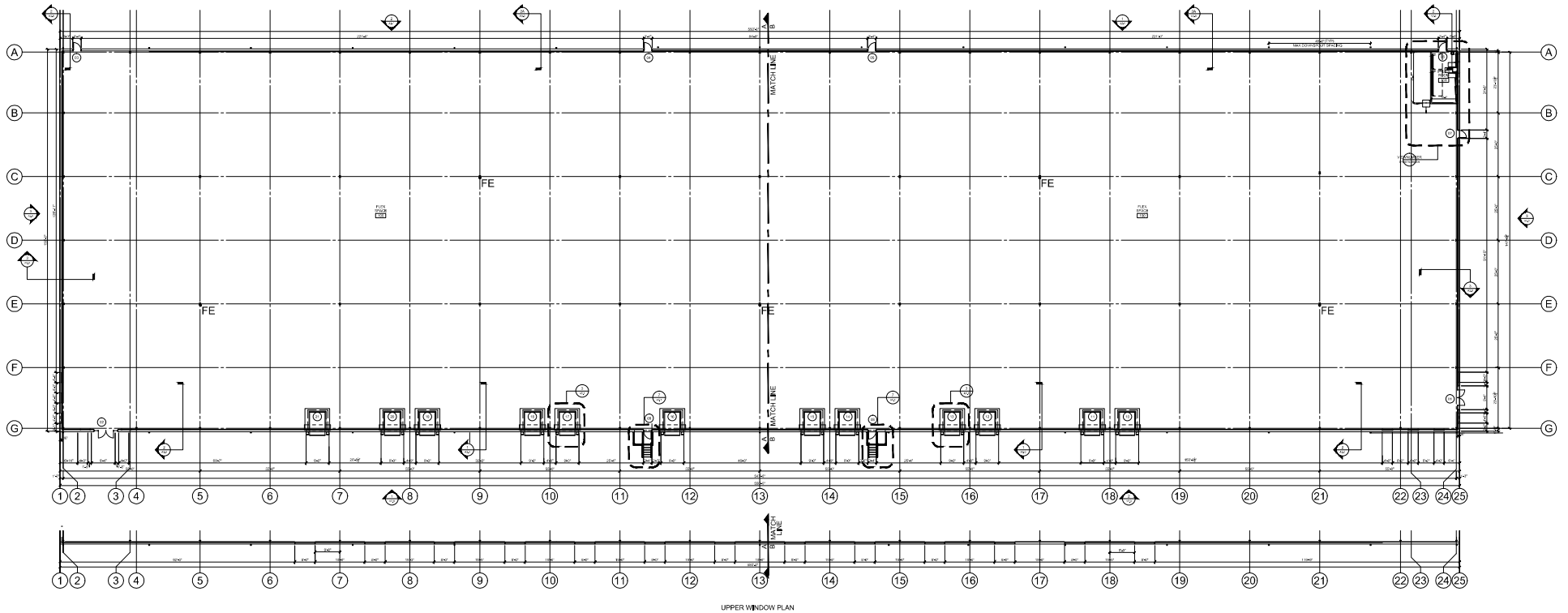
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3051 GULF RD | PITTSBURGH, PA 15225 | NEVILLE ISLAND

FLOOR PLAN

82,500 SF LIGHT INDUSTRIAL SPACE



1 FLOOR PLAN  
N.T.S.



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3051 GULF RD | PITTSBURGH, PA 15225 | NEVILLE ISLAND

LOCAL ACCESS MAP

EXCELLENT CENTRAL LOCATION



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PHOTOS

EXTERIOR & INTERIOR



FOR MORE INFORMATION: [RGASPERINI@GENFORREALESTATE.COM](mailto:RGASPERINI@GENFORREALESTATE.COM) | 412.651.6888 | GENFOR REAL ESTATE

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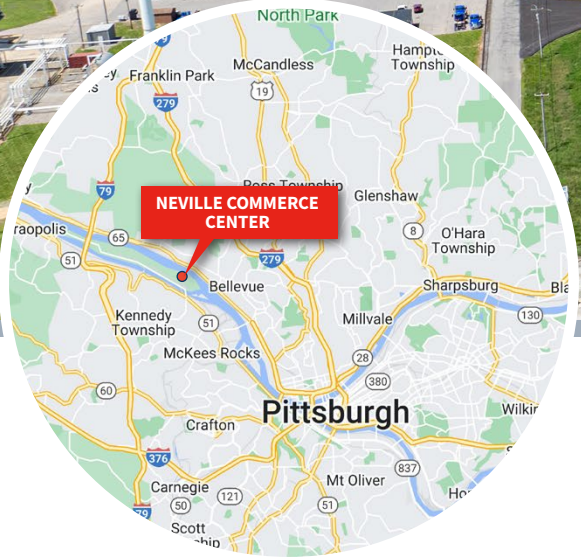
82,500 SF

NEW LIGHT INDUSTRIAL BUILDING

BUILDING SHELL COMPLETE



Neville Island Bridge



Please contact the leasing team for more information:

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DEVELOPED BY:

LEASING BY:



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