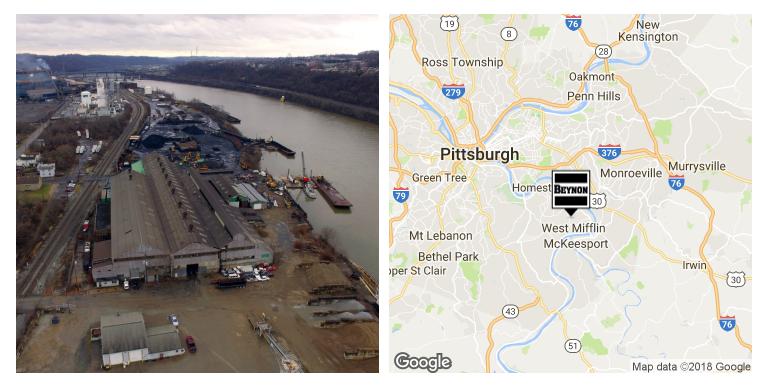
INDUSTRIAL PLANT, YARD AND OFFICE

One 8th St, Braddock, PA 15104

EXECUTIVE SUMMARY



OFFERING SUMMARY		PROPERTY OVERVIEW
Lot Size:	7.13 Acres	This industrial plant, yard & office in Braddock, PA is best used as storage warehouse production facility. Offers river frontage and barge docking facilities along the Monongahela River along with access via CSX rail access.
Building Size:	106,854 SF	LOCATION OVERVIEW
		Nearby access from Edgewood/Swissvale exit of Parkway East. Rankin Bridge allows for southerly access via Route 837.
Zoning:	Industrial	PROPERTY HIGHLIGHTS
		• ±3 Acre lay down yard area
Market:	Pittsburgh	 ±106,854 sf industrial plant offers 25'-30' ceilings and is equipped with several multi-ton bridge cranes (currently not in use)
Submarket:	Parkway East Corridor	 ±1,925 sf, 2 story office offers open storage basement, kitchen, conference room, open office, reception area, waiting area, private office on first floor, 2 restrooms, 5 private office on second floor
		All public utilities are connected to site
Drone Tour:	https://youtu.be/	
	C22lCpZR-aw	

REAL ESTATE BEYNON&CO. INSURANCE

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Lease Brochure

INDUSTRIAL PLANT, YARD AND OFFICE FOR LEASE

One 8th Street, Braddock, PA 15104

PHOTOS













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Lease Brochure