

INDUSTRIAL PLANT, YARD AND OFFICE

One 8th St, Braddock, PA 15104

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lot Size:	7.13 Acres
Building Size:	106,854 SF
Zoning:	Industrial
Market:	Pittsburgh
Submarket:	Parkway East Corridor
Drone Tour:	https://youtu.be/C22lCpZR-aw

PROPERTY OVERVIEW

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.

LOCATION OVERVIEW

Nearby access from Edgewood/Swissvale exit of Parkway East. Rankin Bridge allows for southerly access via Route 837.

PROPERTY HIGHLIGHTS

- ±3 Acre lay down yard area
- ±106,854 sf industrial plant offers 25'-30' ceilings and is equipped with several multi-ton bridge cranes (currently not in use)
- ±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



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PHOTOS



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