

NOW LEASING



1130 LEBANON ROAD | WEST MIFFLIN, PA

22,000 SF WAREHOUSE | 2,000 SF OFFICE

PROPERTY OVERVIEW

PROPERTY SPECS

Size:	Approximately 24,000 SF Total - 22,000 SF Warehouse & 2,000 SF Office - 0.56 acres outdoor storage and yard area available - Potential to provide additional 5,000 SF of warehouse area for expansion needs or short term overflow requirements
Ceiling Height:	22' clear
Loading Docks:	Five (5) - Manual doors; 3 with dock levelers, 2 without (8' x 9')
Drive-In Docks:	Two (2) - 12' x 14', lower garage area, automatic openers
Drive-In Ramp:	One (1) - 12' x 14', automatic opener
Lighting:	LED Lighting Throughout
HVAC:	Warehouse has Reznor heat units with supplemental radiant heat at doors
Electric Service:	800 amp, 480/277V, 3-phase, 4-wire service with a transformer for 208/120V distribution to support warehouse and light industrial users
Parking:	Ample surface spaces with additional laydown/yard area available
Fire System:	Fire Alarm Control Panel (FACP) system in place; building is non-sprinklered
Zoning:	I-1 Industrial (West Mifflin Borough)

PROPERTY HIGHLIGHTS

- Versatile warehouse with dedicated outdoor storage capability
- Excellent loading configuration to accommodate a wide range of users
- Outdoor Storage Available (secured yard capabilities for equipment, materials, and vehicles)
- Upgraded infrastructure including LED lighting and 480v electrical service
- 22' Clear height suitable for racking, storage, and light manufacturing
- Skylights throughout the space, reducing lighting and power consumption
- Multiple grade-level access points providing operational flexibility
- Strategic Lebanon Road location with convenient access via Route 51 and Lebanon Church Road to the South Hills, Mon Valley, and Downtown Pittsburgh
- Dense South Hills / Mon Valley workforce supporting

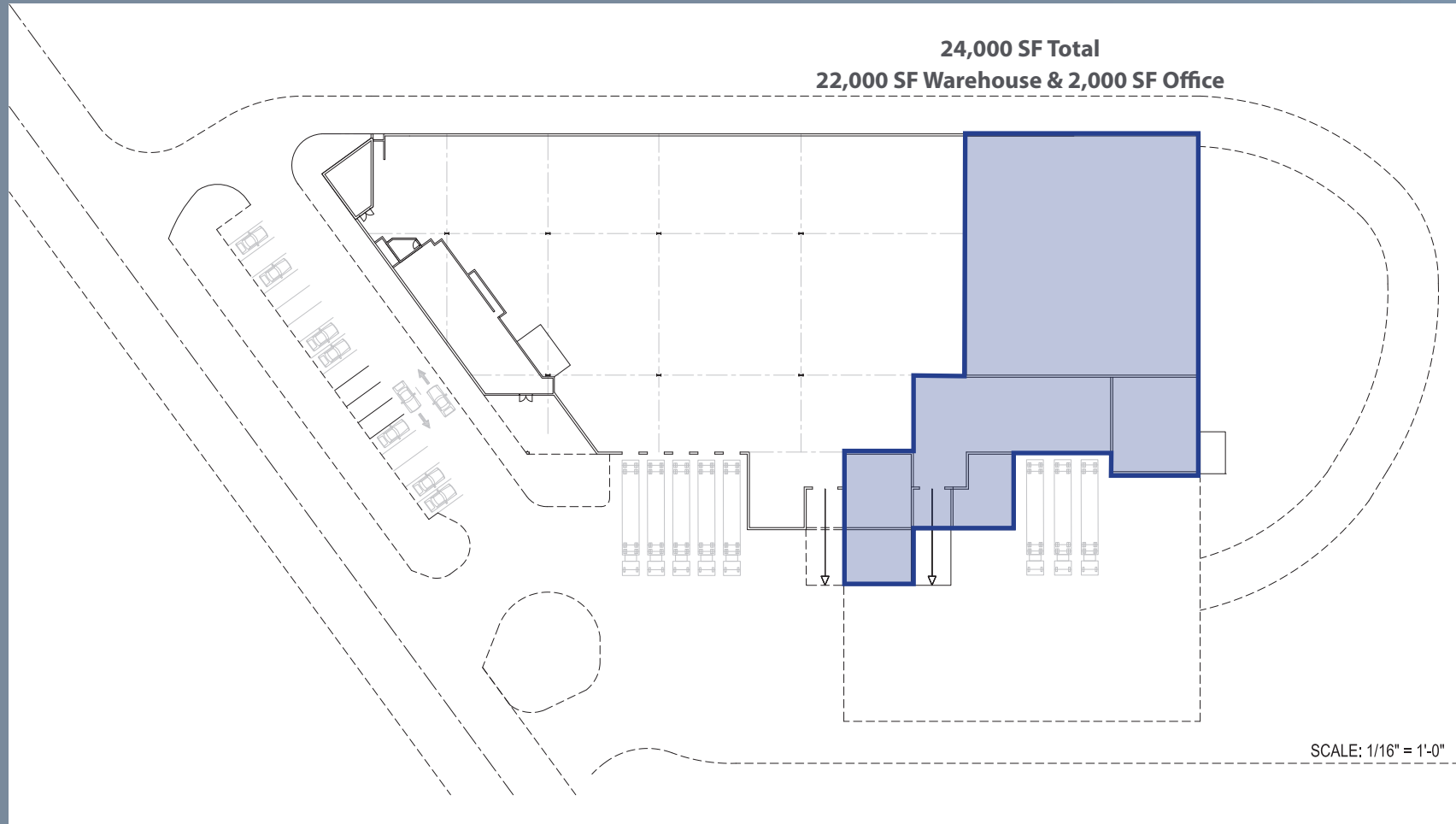


LEASE RATE

\$7.50/SF NNN

1130 Lebanon Road, West Mifflin, PA

SITE PLAN



1130 Lebanon Road, West Mifflin, PA

SITE AERIAL



1130 Lebanon Road, West Mifflin, PA

INTERIOR PHOTOS



1130 Lebanon Road, West Mifflin, PA

EXTERIOR PHOTOS



1130 Lebanon Road, West Mifflin, PA

PROPERTY LOCATION



For more information please contact:

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