

FOR LEASE

GLASSPORT INDUSTRIAL CENTER

9th Street & Allegheny Avenue

Building #J-1

Glassport PA 15045



FEATURES:

- One Story Metal Office & Warehouse Building
- Size of Building: 17,795 sf
- **Available Space: 17,795 sf**
- **Warehouse Area: 15,011 sf - Office Area: 2,784 sf**
- Three Drive-In Doors - One 14' and Two 12'
- Ceiling Height: 14' - 25' / 2-One Ton Cranes
- Fully Insulated Building
- Built in 2000
- Paved Parking Lots
- Electric: Three Phase - 400 Amps/480 Volts
Single Phase - 200 Amps/110 Volts
- Security/Fire System
- Bi-Modal (Located on Monongahela River)
- Zoning: Industrial
- Located in the heart of Glassport Business District and minutes from Route 376 & PA Turnpike
- Lease Rate: \$5.00 per square foot + all utilities & janitorial

- **REDUCED RENTAL RATE: \$3.00 Per Square Foot**



PRC
COMMERCIAL

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