



FOR LEASE | **169,913 SF**
1200 LEBANON RD | **WEST MIFFLIN, PA**

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PHOENIX
INVESTORS

Opportunity. Execution. Value Creation.



PROPERTY HIGHLIGHTS



IDEAL FOR
TRADITIONAL &
E-COMMERCE
WAREHOUSING &
DISTRIBUTION, AI,
& ROBOTICS R&D



ADVANCED
MANUFACTURING
POTENTIAL



10 MILES FROM
DOWNTOWN
PITTSBURGH



COMPLETELY RENOVATED
WITH NEW ROOF IN
2022/2023



APPROXIMATELY 15
ACRES FOR STORAGE &
TRAILER PARKING



PROPERTY DETAILS

1200 LEBANON RD | WEST MIFFLIN, PA

AVAILABLE SPACE	169,913 SF
MAX CONTIGUOUS	52,198 SF
MINIMUM DIVISIBLE	2,464 SF
LOADING DOCKS	7
DRIVE-IN DOORS	4
CLEAR HEIGHT	18' - 24'
COLUMN WIDTH/DEPTH	20' x 60'
ROOF	TPO
WALLS	Masonry
FLOORS	6" - 8" Reinforced Concrete
YEAR BUILT	1967
YEAR RENOVATED	2023
FIRE SUPPRESSION	100% Dry
LIGHTING	Metal Halide
POWER	Heavy
PARKING	240 Surface Spaces
LAND AREA	52.68 Acres
ZONING	I-1 Heavy Industrial
PARCEL ID	245-M-150 245-R-50
RAIL ACCESS	Serviced by Union Railroad Company
OPEX ESTIMATE	\$0.96/SF

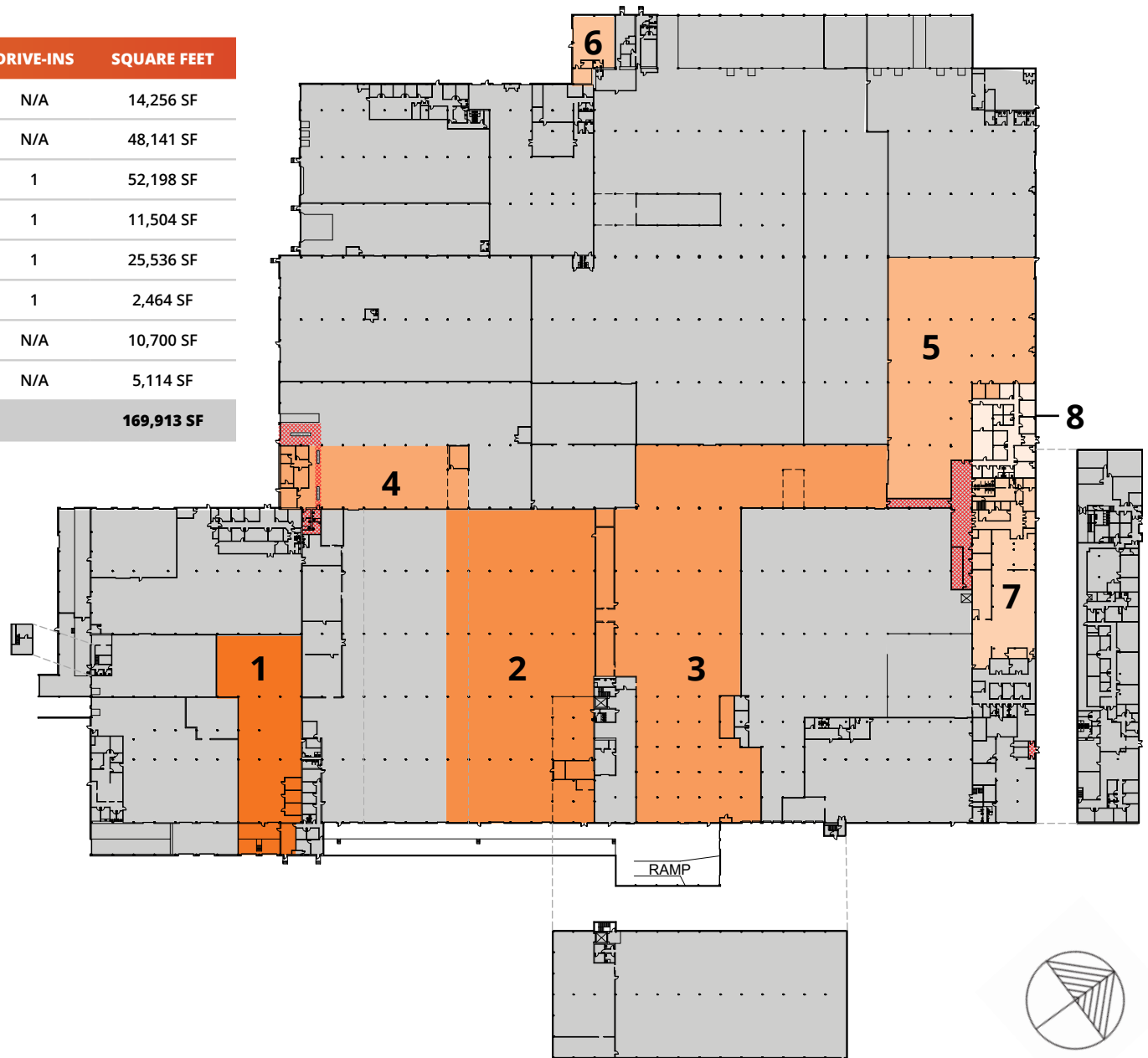
[VIEW A VIDEO OF THIS PROPERTY](#)



FLOOR PLAN

1200 LEBANON RD | WEST MIFFLIN, PA

NUMBER	SPACE DESIGNATION	LOADING DOCKS	DRIVE-INS	SQUARE FEET
1	AVAILABLE	2	N/A	14,256 SF
2	AVAILABLE	3	N/A	48,141 SF
3	AVAILABLE	2	1	52,198 SF
4	AVAILABLE 11/1/2026	N/A	1	11,504 SF
5	AVAILABLE	N/A	1	25,536 SF
6	AVAILABLE	N/A	1	2,464 SF
7	AVAILABLE	N/A	N/A	10,700 SF
8	AVAILABLE	N/A	N/A	5,114 SF
TOTAL				169,913 SF



1200 LEBANON RD | WEST MIFFLIN, PA

ALLEGHENY COUNTY AIRPORT	2 MILES
PITTSBURGH	10 MILES
CLEVELAND	142 MILES
BALTIMORE	244 MILES

