

WAREHOUSE FOR LEASE

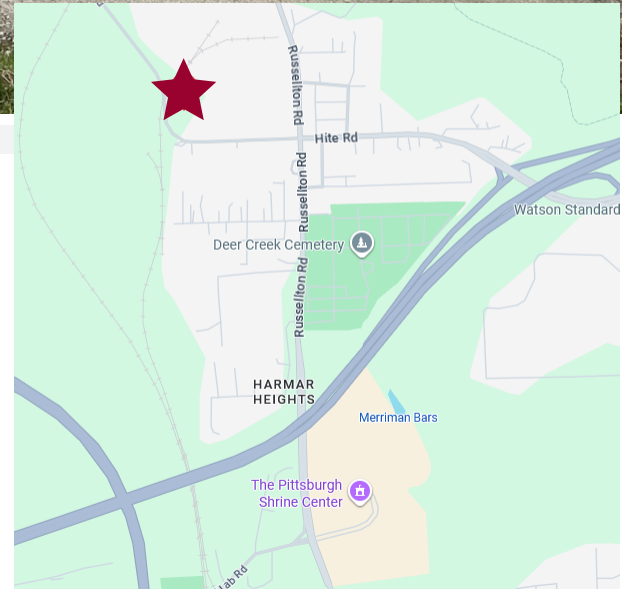
CHESWICK, PA



495 NIXON ROAD

CHESWICK, PA 15024
STAND ALONE WAREHOUSE IN ROUTE
28 CORRIDOR

- 1,941 SF of Office Space (1,462 SF 1st Floor 479 SF Mezz)
- 35,224 SF Total
- Sits on Approx .72 Acres
- One Interior Loading Dock & One Exterior Loading Platform
- 1 At Grade 12' x 14 Door
- Clear Height: Approx. 18'
- 480-Volt, 3-Phase, T5 Lighting in Warehouse
- Heat: Reznor Gas Fired Units
- Two Cranes: 7.5 Ton and 5 Ton
- Located 2 miles from PA Turnpike
- Easy Full Size Truck Access From 28



GET IN TOUCH

Christina M. Bucciero

President/Broker of Record

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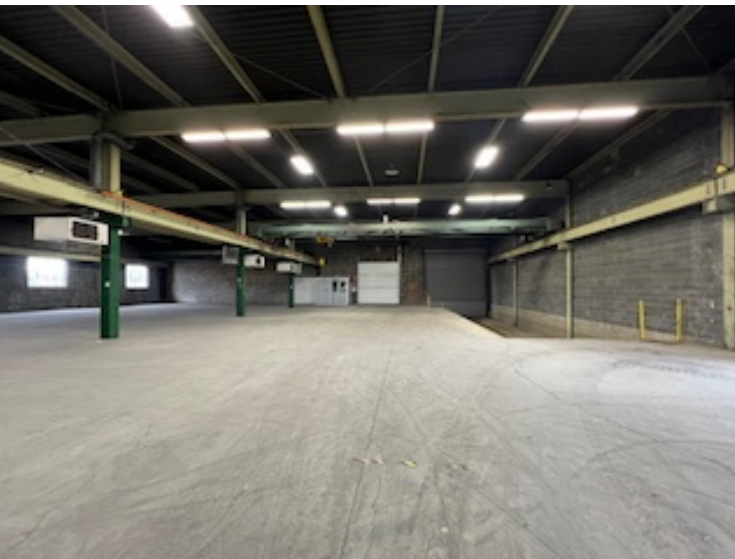
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**Guardian
Realty**
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FLEX/WAREHOUSE FOR LEASE

495 NIXON ROAD, CHESWICK, PA



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