

1001, 1003-1005 AIRBRAKE AVE, WILMERDING, PA | FOR
400,000+ SF INDUSTRIAL | LEASE



CHRIS GARRITY

+1 412 266 5865

cgarrity@naiburnsscalo.com

SCOTT DIGUGLIELMO, SIOR

+1 724 984 6251

sdiguglielmo@naiburnsscalo.com

NAIBurns Scalo
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

PROPERTY HIGHLIGHTS & DEMOGRAPHICS

1001, 1003-1005 AIRBRAKE AVE | INDUSTRIAL SPACE – FOR LEASE

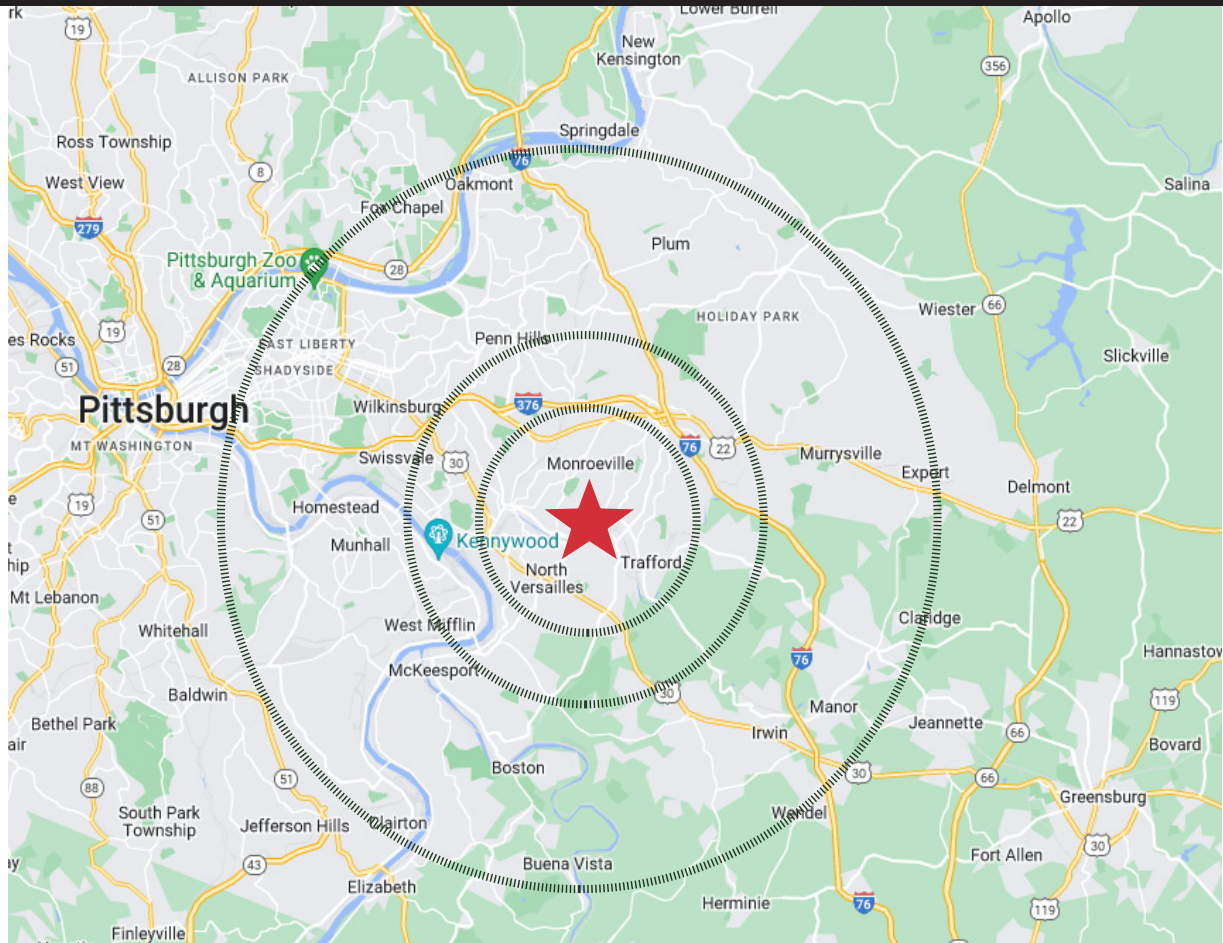
1001 AIRBRAKE AVENUE

- Flexible Lease Size Options
(10,000, 20,000, & Up to 30,000 RSF Available)
- 3 Phase 400 Amp 480v Throughout the Building
- Several Lease Options with a Multiple of Cranes (1-5 Ton)
- Several Docks & Drive In Options
- Easy Access to Major Interstates
- Clear Height 14'-18'
- 20,000 RSF of Office Available on Site
- Ample Parking/Laydown Yard

1003-1005 AIRBRAKE AVENUE

- Up to 200,000 RSF of Warehouse Available
- Aggressive Lease Rate
- Immediate Move-In Available

300,000 rsf warehouse located in the eastern suburb of Wilmerding with easy access to the Tri Boro parkway and 10 minutes to I 376. Several options with docks and drive ins. Clear height of 23', 3 phase 480 located throughout warehouse. Ample parking for trucks and office space available contiguous to the warehouse. Immediate occupancy available in both 1001 and 1003 Airbrake Avenue with a combined availability of over 400,000 rsf!



| CATEGORY | 3 MILES | 5 MILES | 10 MILES |
|----------------------|----------|----------|----------|
| 2023 Population | 55,607 | 176,799 | 640,942 |
| 2023 Households | 26,065 | 80,817 | 286,608 |
| Avg Household Income | \$63,750 | \$69,665 | \$84,384 |

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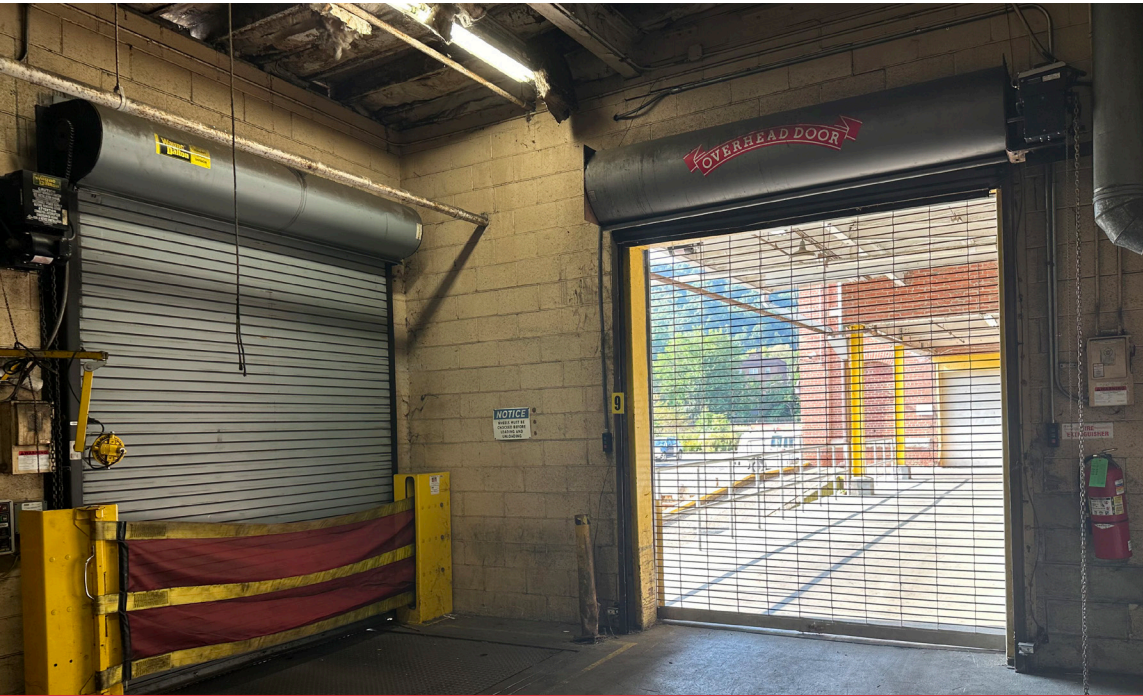
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PHOTOGRAPHY

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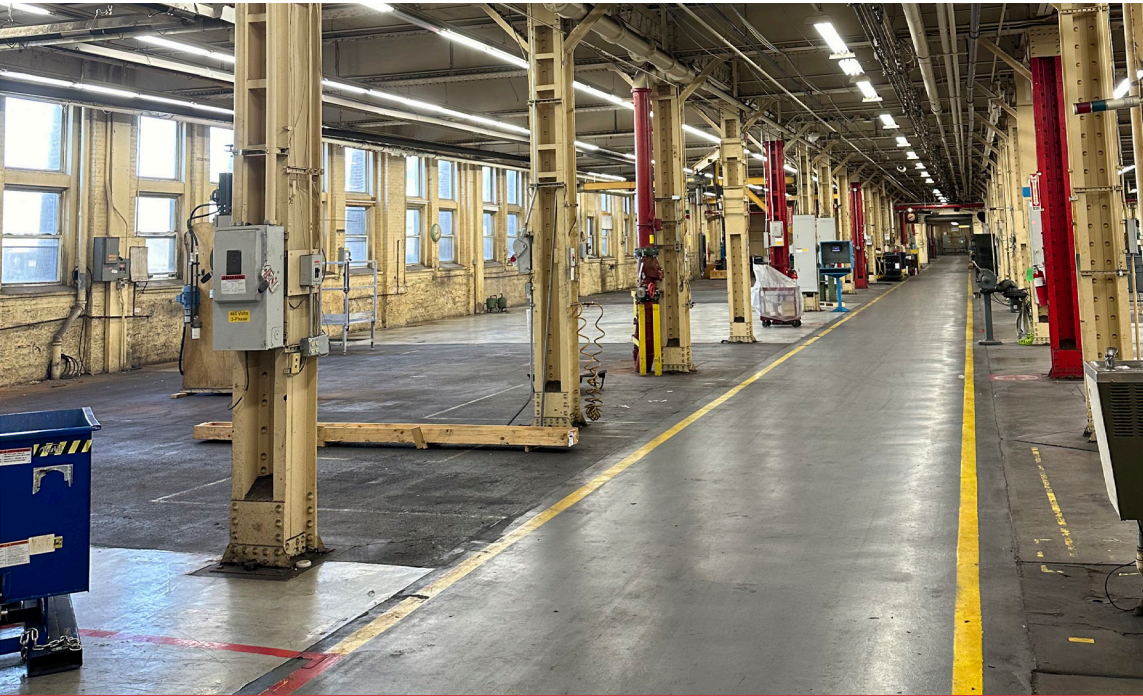
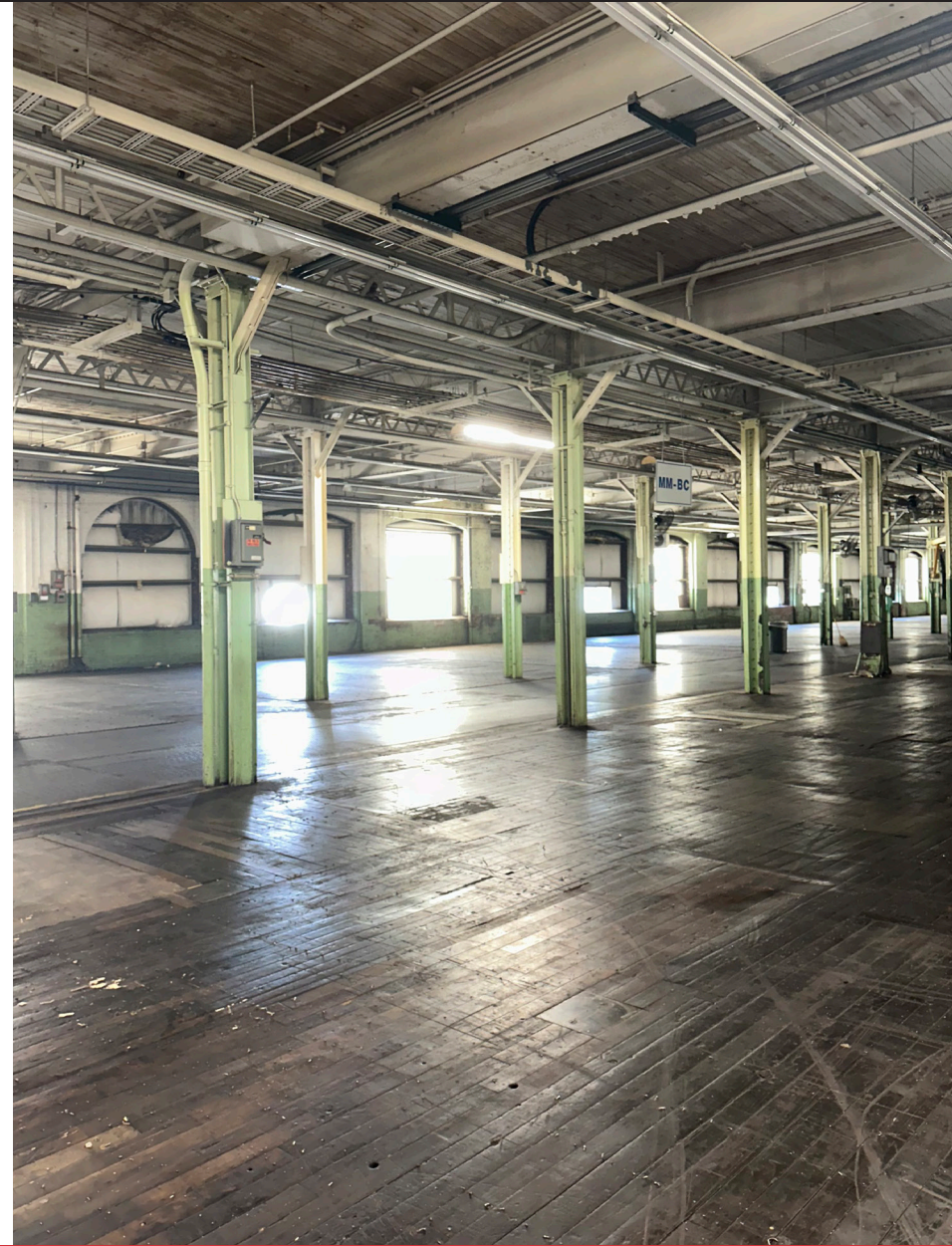
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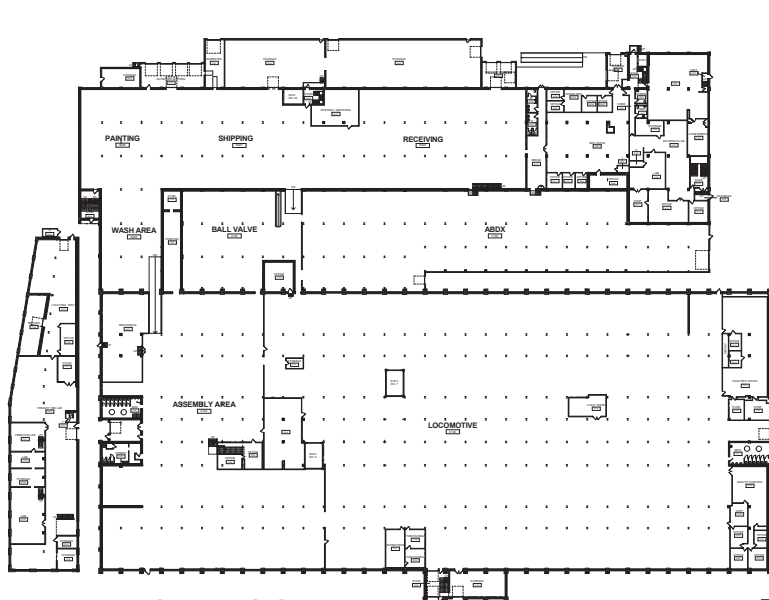
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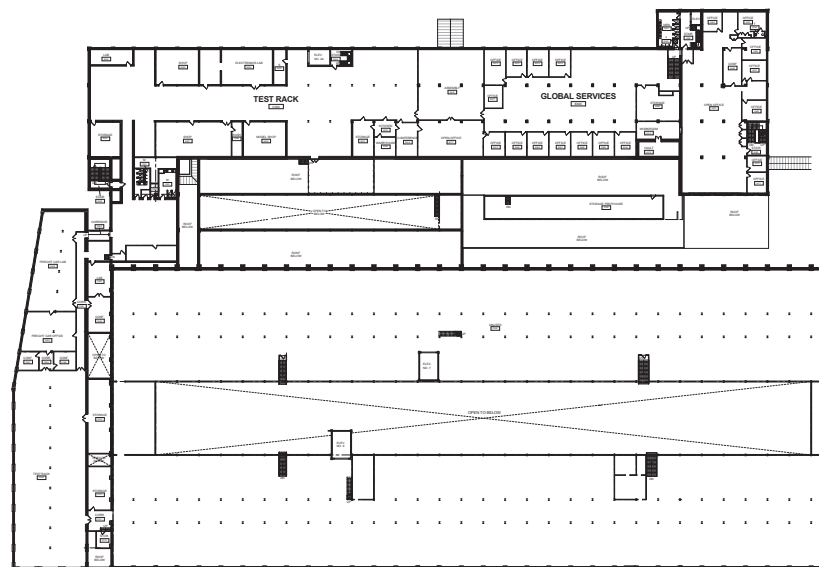
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FLOOR PLANS

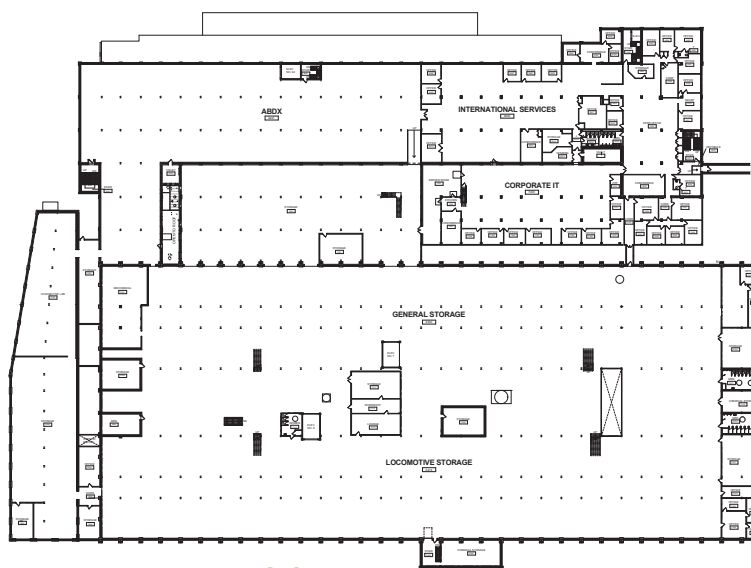
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1ST FLOOR



2ND FLOOR



3RD FLOOR

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NEARBY AMENITIES

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