

FOR LEASE







79 NORTH INDUSTRIAL PARK - BLDG 211

211 OVERLOOK DRIVE | SEWICKLEY (ALEPPO TWP), PA 15143

9,284 SF SUITE & 18,568 SF SUITE

FLEX WAREHOUSE SPACE | INFILL LOCATION



-  0.7 Miles
-  1 Mile
-  5.2 Miles
-  8.3 Miles
-  10 Miles
-  12 Miles

FOR MORE INFORMATION:

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9,284 SF SUITE | 18,568 SF SUITE
FLEX WAREHOUSE SPACE

9,284 SF SUITE

AVAILABLE SF	9,284 SF of flex space
OFFICE/SHOWROOM SF	± 2,434 SF fully conditioned office with reception area, functional private offices, and large training room
WAREHOUSE SF	± 6,800 SF
CLEAR HEIGHT	22'
DOCK DOORS	Two (2) dock high doors with levelers and seals
DRIVE-IN DOOR	One (1) grade level drive-in door (10' x 16')
AVAILABILITY	Immediate

18,568 SF SUITE

AVAILABLE SF	18,568 SF of flex space
OFFICE/SHOWROOM SF	± 3,600 SF first floor office space Bonus ± 3,600 second floor office space (no rent applied to 2nd floor)
WAREHOUSE SF	± 15,000 SF
CLEAR HEIGHT	22'
DOCK DOORS	Two (2) dock high doors
DRIVE-IN DOOR	One (1) ramped drive-in door
AVAILABILITY	10/1/2026

POTENTIAL TO COMBINE SUITES - 27,852 SF OF CONTIGUOUS SPACE

PRIME URBAN LOGISTICS LOCATION

- Direct access to I-79
- 1 mile to PA Route 65, 2.5 miles to PA Route 51, 5.2 miles to I-279
- 20 minutes to Downtown Pittsburgh



BUILDING 211 SPECS

BUILDING SIZE	55,704 SF
COLUMN SPACING	32' x 48'
TRUCK COURT	95'
BUILDING DEPTH	145'
POWER	3-Phase
LIGHTING	Fluorescent lighting
WAREHOUSE HVAC	Gas-fired Reznor style heaters in the warehouse
SPRINKLER	Wet System
PARKING	65 spaces (entire building)
LOCAL/COUNTY	Aleppo Township / Allegheny County

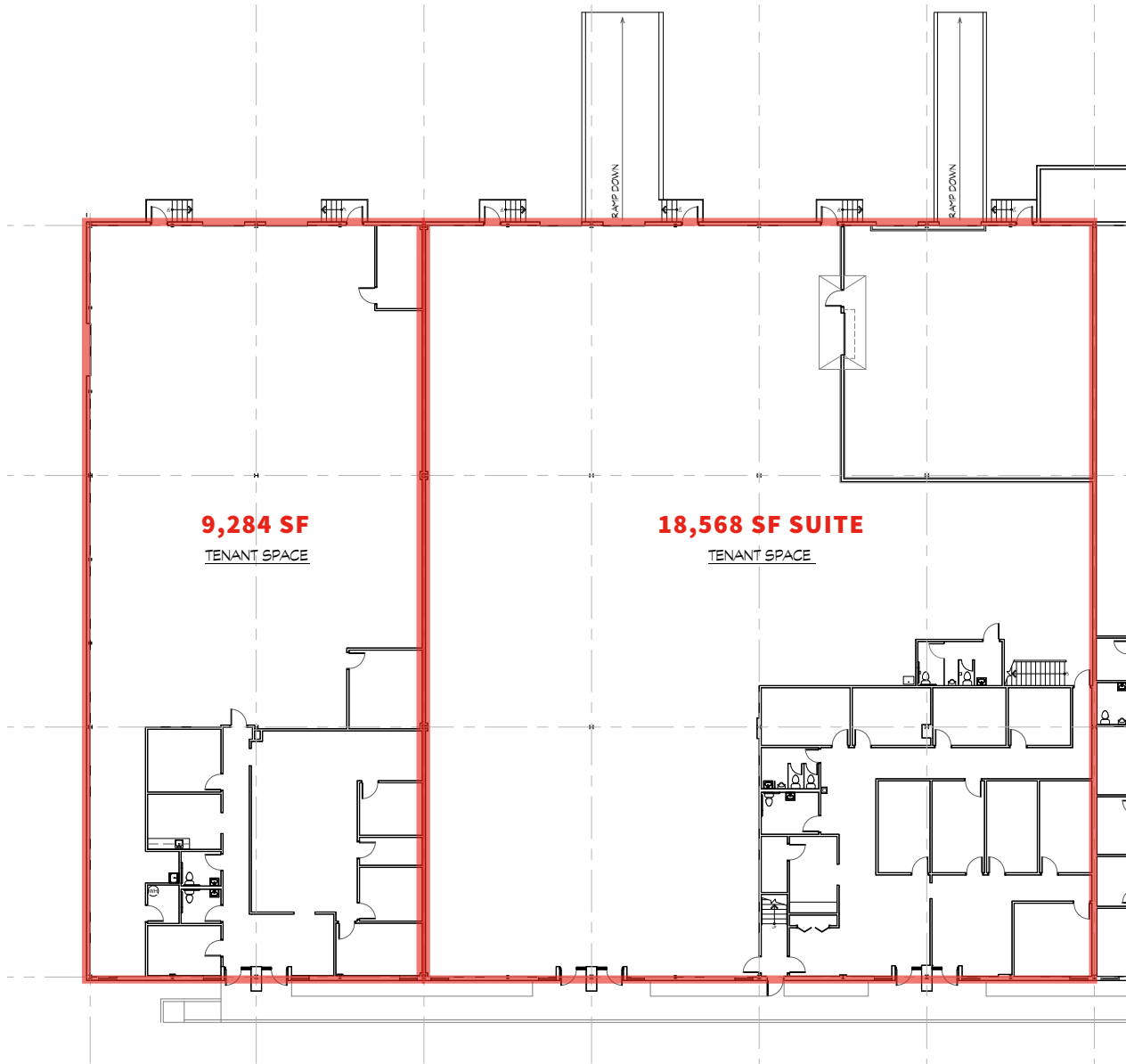
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9,284 SF SUITE | 18,568 SF SUITE

FLOOR PLAN



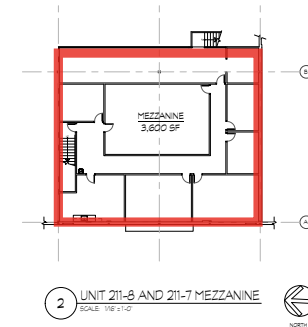
**9,284 SF
ENDCAP
SUITE**

- 22' clear
- 2 dock doors
- 1 drive-in door
- 2,434 SF fully conditioned office

**18,568 SF
SUITE**

- 22' clear
- 2 dock doors
- 1 ramped drive-in door
- 3,600 SF 1st floor office
- Bonus 3,600 SF 2nd floor office

POTENTIAL TO COMBINE SUITES FOR A TOTAL OF
27,852 SF OF CONTIGUOUS SPACE



2 UNIT 211-8 AND 211-7 MEZZANINE
SCALE: 1/8" = 1'-0"



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FLEX WAREHOUSE SPACE

STRATEGICALLY LOCATED INFILL LOCATION



DOWNTOWN
PITTSBURGH

AVAILABLE SPACE
9,284 SF | 18,568 SF

79

79

Please contact the leasing team for more information:

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GENFOR
REAL ESTATE

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