

12' x 12' Door

5 McGovern Blvd, Unit B

Crescent, PA 15046

1,800 SF High Bay Garage with Paved Lot

CONTACT:

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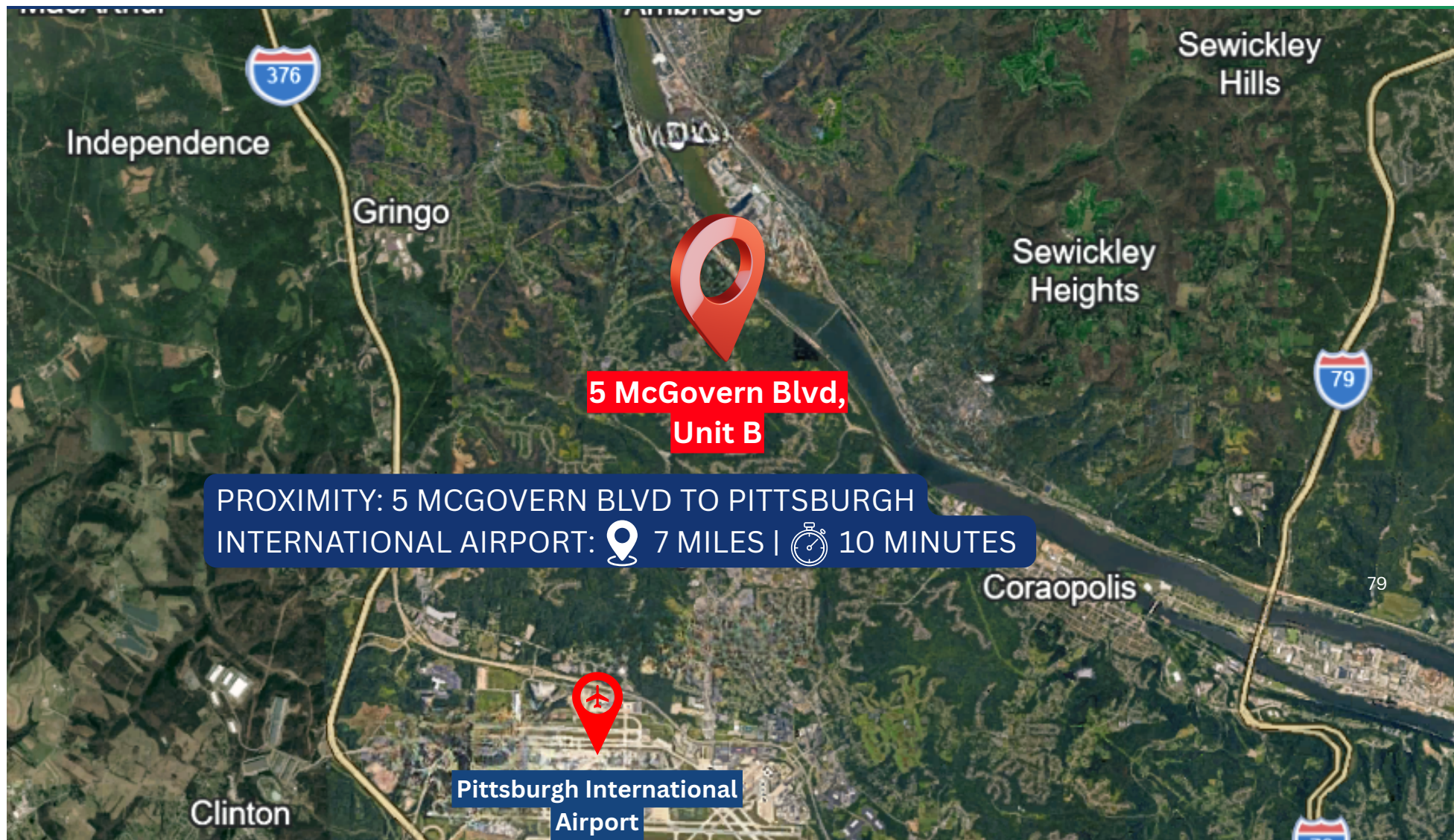
FEATURES

- ✓ **\$1,800 Month plus Utilities.**
- ✓ **Spacious 1,800 SQ FT garage**, ideal for vehicle storage, auto repair, fleet maintenance, equipment storage, workshop, light manufacturing or distribution.
- ✓ **High-clearance drive-in access**, with a 12' x 12' high door that supports easy truck/van entry and loading.
- ✓ **Functional space** fully equipped with **gas heater** and **200-amp electrical service**.
- ✓ Prime visibility and access on **McGovern Blvd (Route 51 corridor)** in Crescent Township (Moon Township Area). High traffic exposure with easy reach to Pittsburgh, Pittsburgh International Airport, I-376, Sewickley Bridge, and University Boulevard amenities.
- ✓ **Ample parking and maneuvering space** with a large side lot soon to be paved.
- ✓ **Secure, standalone structure** optimal for controlled access and operations.



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