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# For Sublease

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Monroeville, PA 15146

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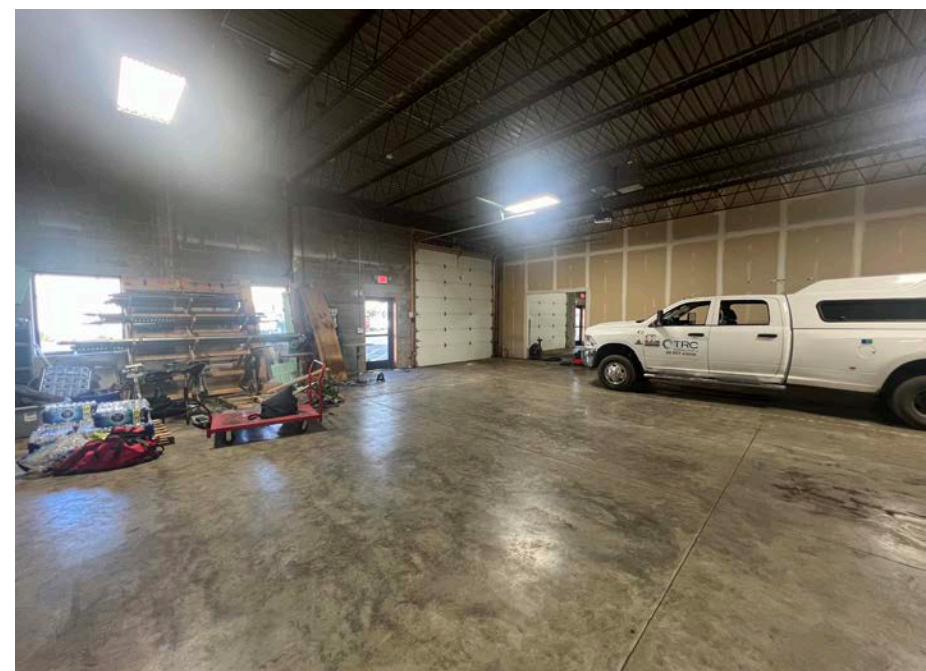
 **JLL** SEE A BRIGHTER WAY

## PROPERTY INFORMATION

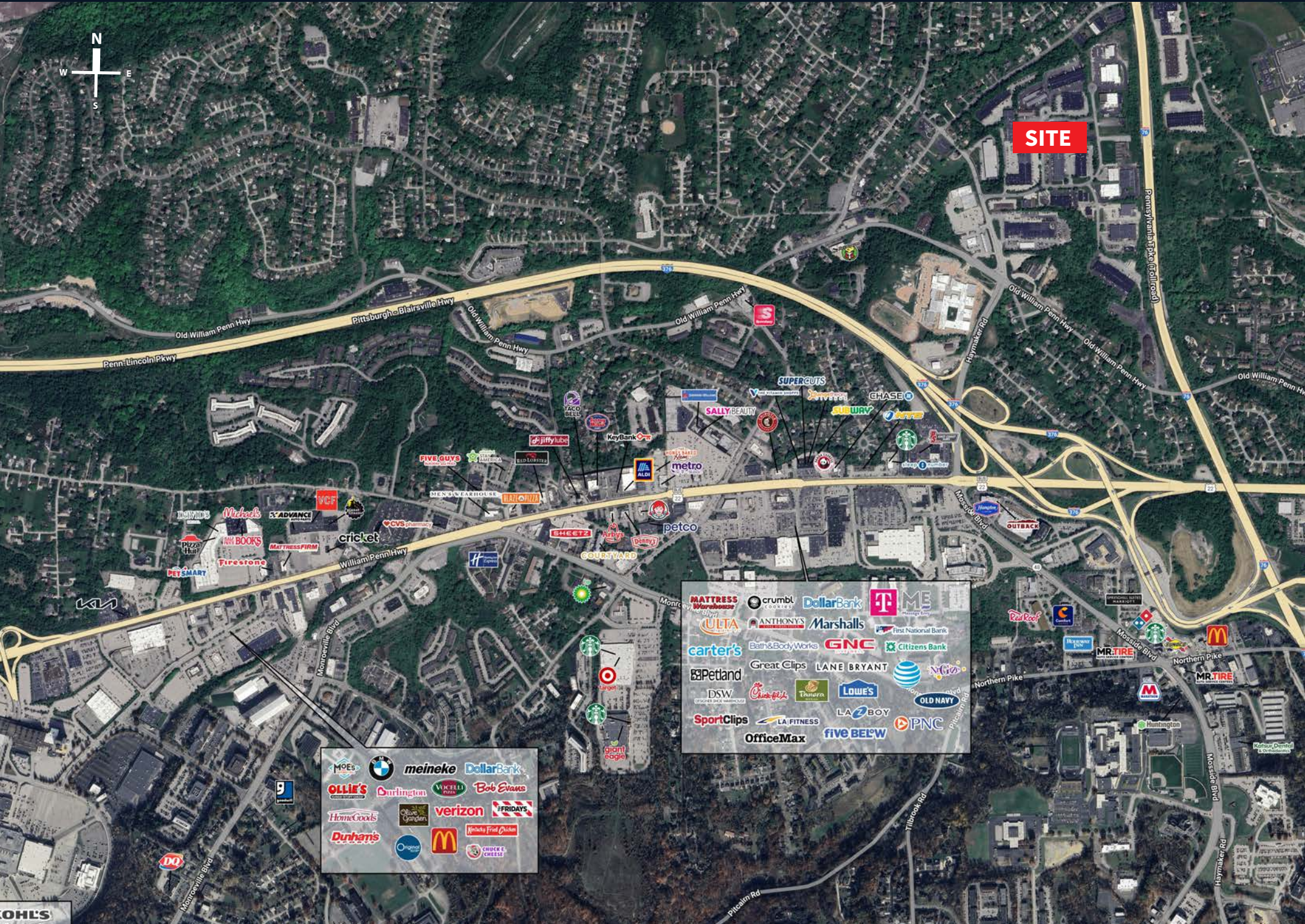
Building Size	± 29,585 SF
Construction	1964 / 2002
Parking (Cars)	Ample
Zoning	M-1 Planned Industrial

## SPECIFICATIONS

Available SF	± 7,914 SF
Office Space	2,491 SF
Warehouse Space	5,423 SF
Column Spacing	Clear span with drywall subdivision creating 2 bays (47'6"W x 75'L & 25'W x 75'L)
Clear Height	14' to bottom of joist
Drive-in Doors	(2) 12'W x 14'H
Warehouse HVAC	(3) Reznor heating units
Exhaust	Lab hood being removed - exhaust / ventilation to remain
Warehouse Lighting	LED with motion sensors
Availability	Term ends 9/30/2027







**SITE**

MATTRESS Warehouse	crumbl	DollarBank	ME
ULTA	ANTHONY'S	Marshall's	First National Bank
carter's	Bath & Body Works	GNC	Citizens Bank
Petland	Great Clips	LANE BRYANT	NiGi
DSW	Chick-fil-A	LOWE'S	OLD NAVY
SportClips	LA FITNESS	LA BOY	PNC
OfficeMax	five BELOW		

MOE'S	meineke	DollarBank	
OLLIE'S	Darlington	VOCELLI	Bob Evans
HomeGoods	verizon	FRIDAYS	
Dunham's	McDonald's	Wendy's	Fried Chicken

OH'S

**KEY DISTANCES**

2.64 miles (7 min) to I-376

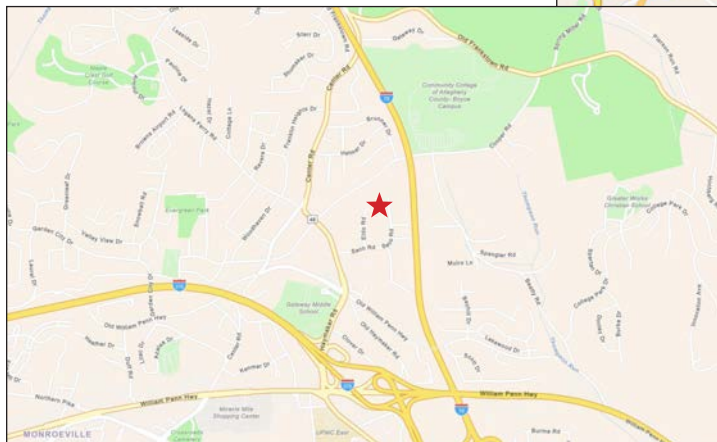
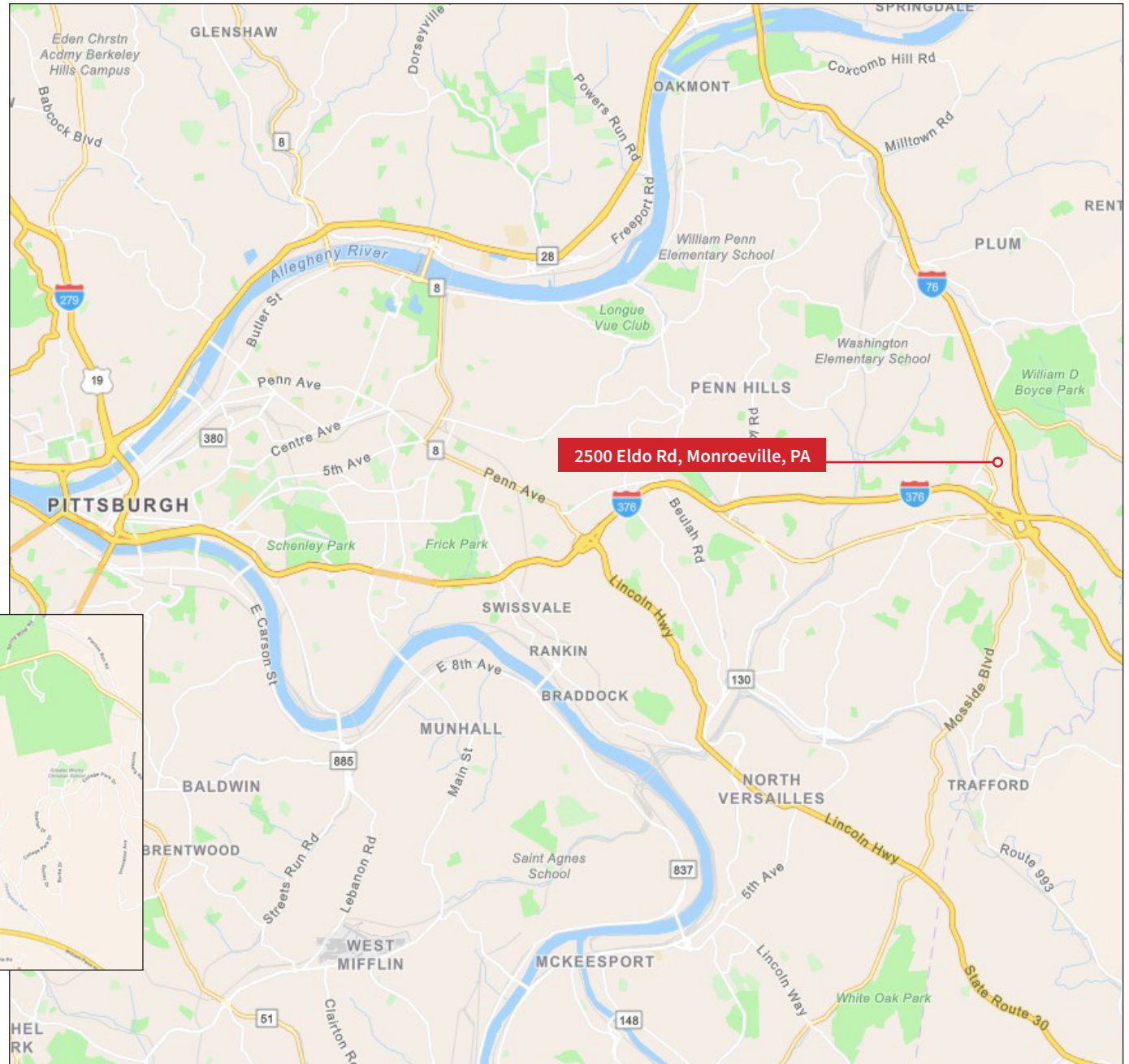
3.0 miles (10 min) to I-76

14.8 miles (19 min) to Pittsburgh, PA

32.2 miles (36 min) to Cranberry, PA

33.8 miles (48 min) to PIT Airport

41.1 miles (60 min) to I-70





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