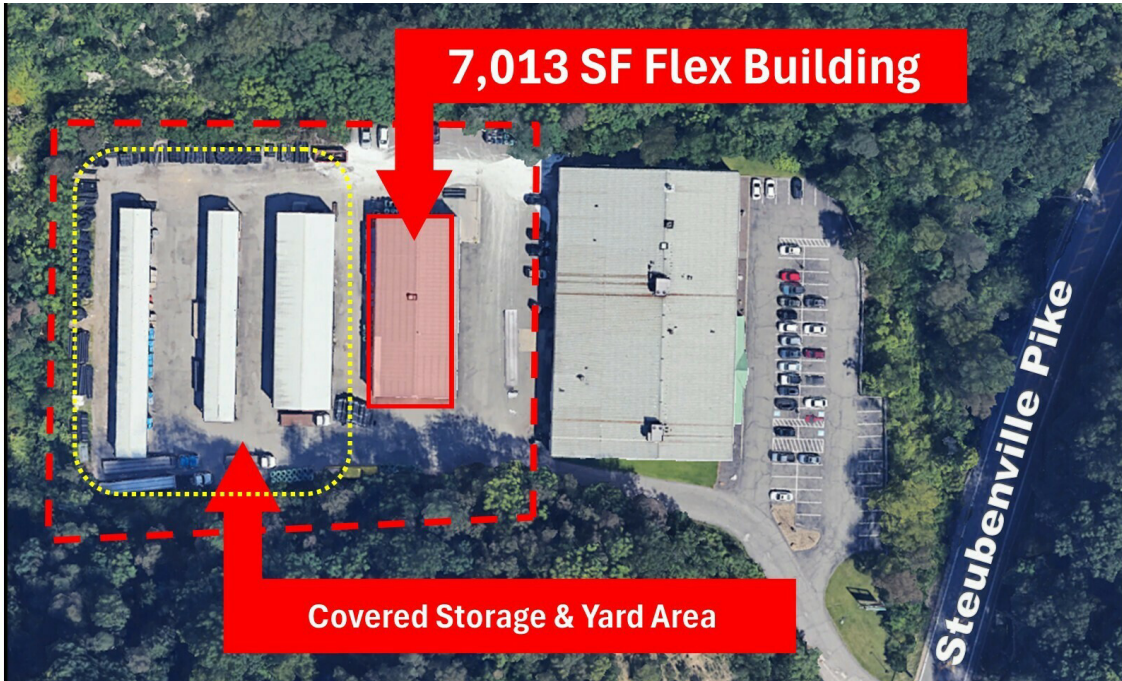


FOR SUBLEASE



Route 60 Flex Building

4750 Steubenville Pike, Pittsburgh, PA 15205



Property Description

The well-maintained and versatile space accommodates a wide range of potential uses, and the customizable floor plan allows for tailored solutions to meet the unique needs of your business.

Property Highlights

- 7,013 SF Flex Building For Sublease
- Industrial Zoning
- Dock and Drive-in Access
- 2.2-Acre Site
- Covered Storage & Yard Area
- Mid-Way Between Downtown Pittsburgh and Pittsburgh International Airport



PRESENTED BY:

GENE GALIARDI

O:412.391.3500 | C:412.580.0636
ggaliardi@penncom.com

RAY THIMONS

O:412.391.3500 | C:412.638.1681
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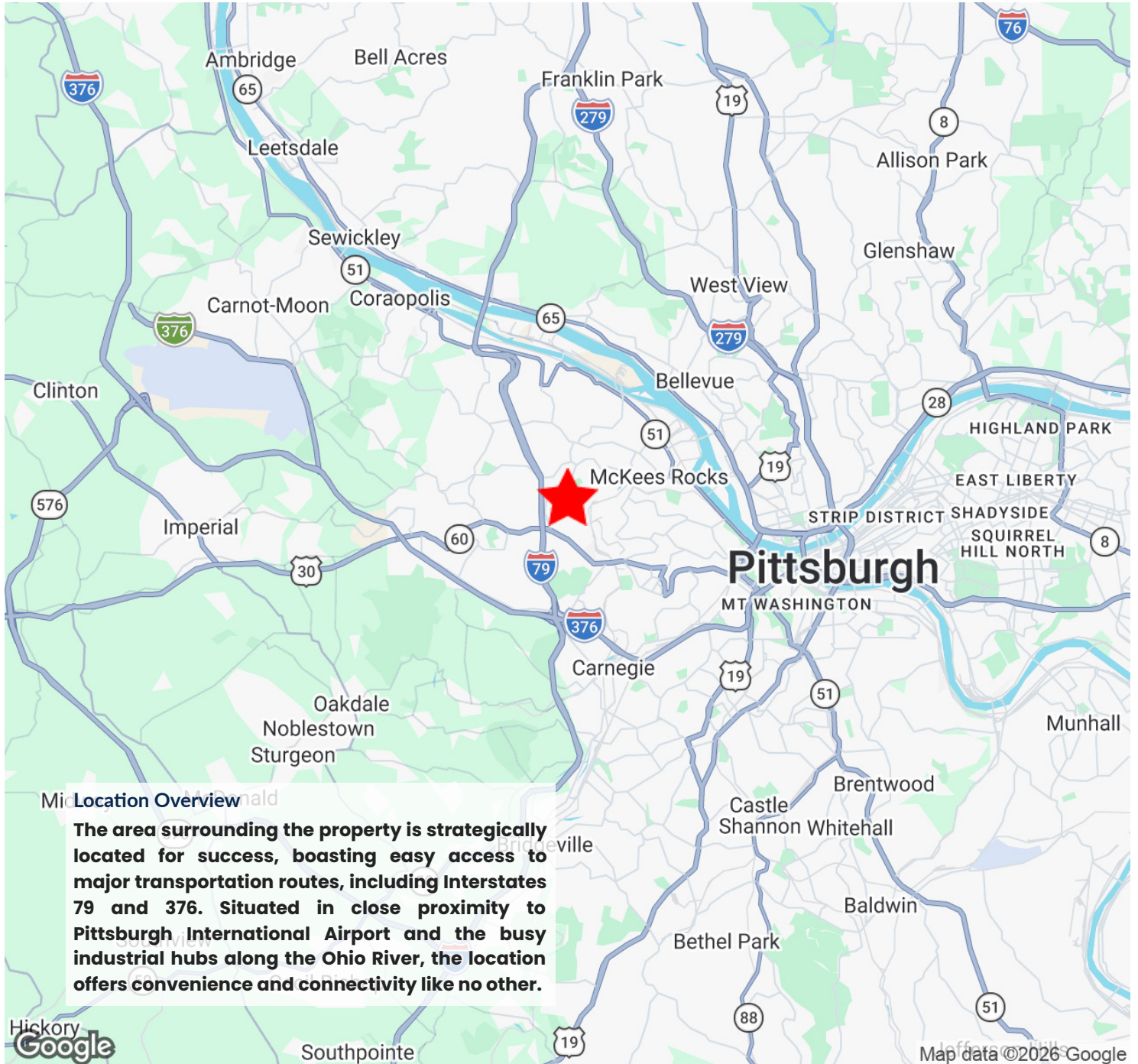
**PENNSYLVANIA
COMMERCIAL
REAL ESTATE INC.**

FOR LEASE



Route 60 Flex Building

4750 Steubenville Pike, Pittsburgh, PA 15205



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**PENNSYLVANIA
COMMERCIAL
REAL ESTATE INC.**

Address: 4750 Old Steubenville Pike
 City, State, Zip: Pittsburgh, PA 15205
 Twp/Boro/Ward: Robinson Township
 County: Allegheny



Property Notes:

Building and Land Data:	
Gross SF:	7,013 SF
Floors:	1.5
Dimensions:	50'x120'
Lot Size:	2.2 acres
Parking:	
Intended Use:	Warehouse/Mfg
Present Use:	Warehouse
Year Built:	
Year Renovated:	
Construction:	Block and steel

Utilities:	
Heat in Warehouse:	Co-ray vac
Freezer or A/C in Whse:	No
HVAC in Office:	Yes
Lighting Type:	
Electric Company:	Duquesne Light
Amps/Volts/Phase	120A/208V/Single
Gas Company:	Columbia
Sewer Company:	
Water Company:	

Space Details:			
Dock Door(s):	1	Ceiling Height:	16'-19'
Grade Level Door(s):	2	Zoning:	Industrial
Column Spacing:	Clear span	Sprinklers:	
Elevators:		Rail:	
Barge:		Cranes:	

Pricing:			
Tax Amount:		Office Rental Rate:	
Rent per Month:	\$10,500	Warehouse Rental Rate:	
Gross/Net:	Net	Blended Rental Rate:	
Escalations:		Rental Price/SF:	
Sale Price:		Smallest Division:	7,013 SF
Sale Price/SF:		Largest Division:	7,013 SF

Available SF:	Office SF:	Warehouse SF:	Possession Date:
7, 013 SF	2,513 SF	4,500 SF	30 days

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