

FOR LEASE



# Carnegie Manufacturing Space

785 Arch St, Carnegie, PA 15106

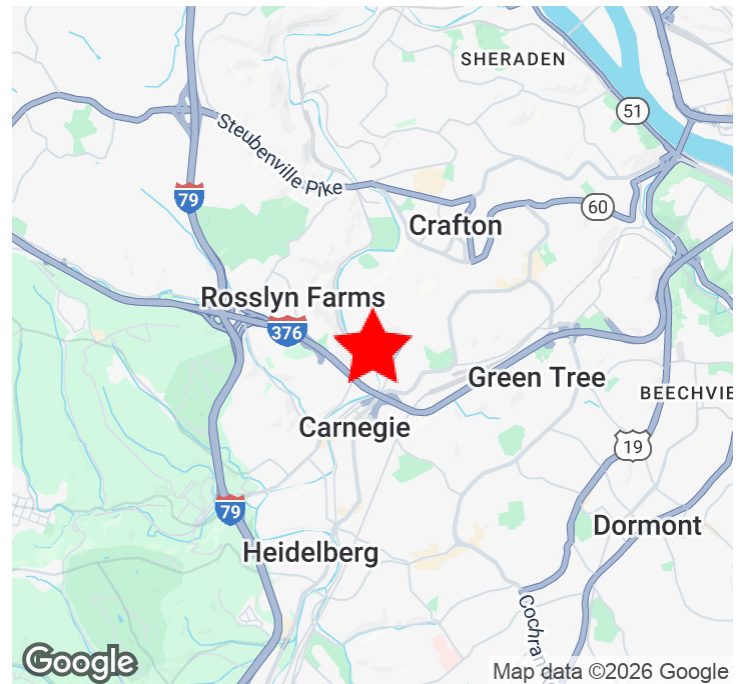


## Location Description

Conveniently located in the industrial hub of Carnegie, PA. 785 Arch Street is situated near major roadways including the Parkway West I-376, I-79. Access to public transportation nearby. Tenants will find the area both convenient and inviting for their professional needs.

## Property Highlights

- 17,000 SF to 70,000 SF Warehouse & 4,224 SF Office Space
- Warehouse and office can be rented separately
- Crane-served building
- Front & rear drive-in access points in each bay
- Ample Parking



Spaces	Lease Rate	Lease Type	Space Size
Bay B	\$5.50 SF/yr	NN	28,080 SF
Bay C	\$5.50 SF/yr	NN	41,340 SF
Office	\$8.00 SF/yr	NN	4,224 SF

## PRESENTED BY:

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**PENNSYLVANIA  
COMMERCIAL  
REAL ESTATE INC.**

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# Carnegie Manufacturing Space

785 Arch St, Carnegie, PA 15106



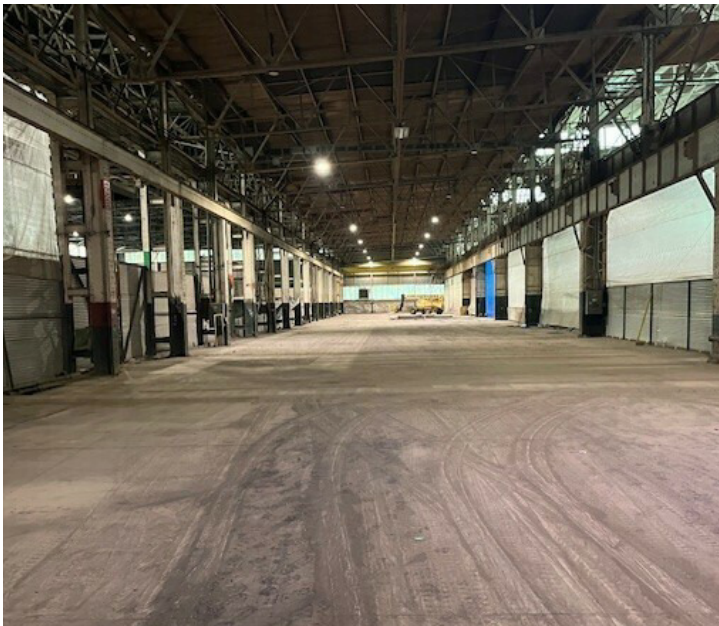
Bay B: 28,080 Square Feet

## <<< Bay B Highlights:

- Bay B: 28,080 SF
- Two (2) drive-in doors
- Front truck access with common area drive-through bay is 40' wide with a 16' x 15' door; Rear truck access is 20' wide
- One (1) 10-ton, radio-controlled crane
- 18' underhook
- 26' ceiling height



Up to 4,000 SF of Shop Offices



Bay C: 41,340 Square Feet

## <<< Bay C Highlights:

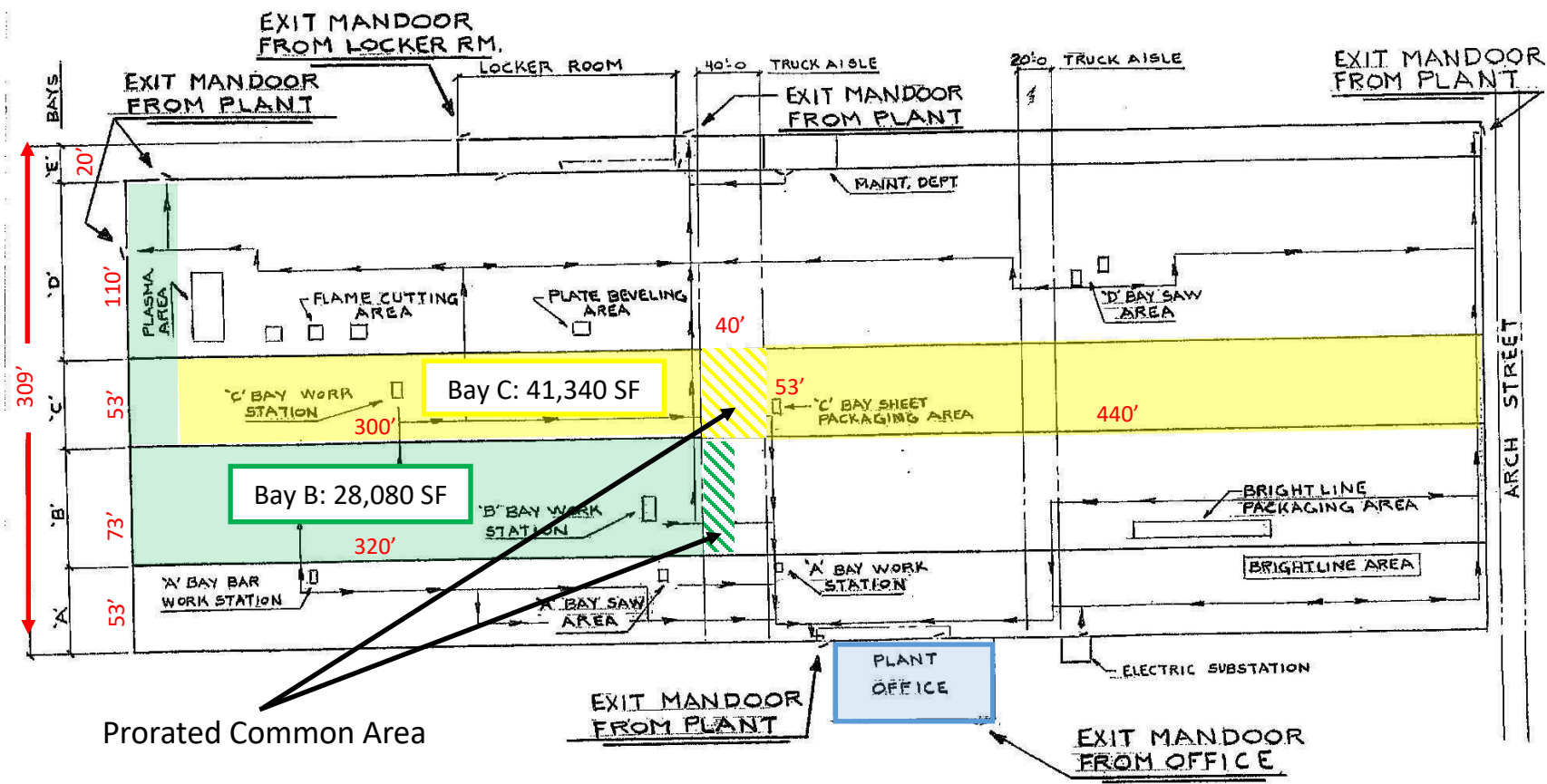
- Bay C: 41,340 SF
- Three (3) drive-in doors
- Front truck access with common area drive-through bay is 40' wide with a 16' x 15' door; Rear truck access is 20' wide
- Three (3) 5/5-ton cranes, radio-controlled crane
- 18' underhook
- 26' ceiling height

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Bay B: 23,360sf (73'x320'); Plus 1,460sf (20'x73') common area drive-thru; Plus rear truck access 3,260sf (20'x163'); Total: 28,080 Sq.ft.

Bay C: 15,900sf (53'x300'); Plus 2,120sf (40'x53') common area drive-thru; Plus 23,320sf (53'x440'); Total: 41,340 Sq.ft.

Office Area: 4,224 Sq.ft.

**BAY B**  
785 Arch Street Carnegie, PA 15106



<b>Township/Boro/Ward:</b> Carnegie	<b>County:</b> Allegheny
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**Bay B:** 23,360 SF (73'x320') + 1,460 SF (20'x73') portion of front truck access via common area drive-through bay (40'w) with a 16'x15' door; Plus rear truck access 3,260 SF (20'x163'); for a total of 28,080 SF. Office and warehouse can be rented separately. Cranes are radio controlled; 18' underhook. Real estate taxes = \$0.45/SF; Insurance = \$0.13/SF.

<b>Building and Land Data</b>
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<b>Gross SF:</b>	259,000 SF
<b>Floors:</b>	1
<b>Dimensions:</b>	312' x 828'
<b>Lot Size:</b>	9.6 acres
<b>Parking:</b>	2 acres
<b>Intended Use:</b>	Manufacturing
<b>Present Use:</b>	Manufacturing
<b>Year Built:</b>	
<b>Year Renovated:</b>	
<b>Construction:</b>	Metal

<b>Space Details</b>
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<b>Truck Height:</b>	0	<b>Ceiling:</b>	26'
<b>Grade Level:</b>	2	<b>Zoning:</b>	Industrial
<b>Column Spacing:</b>	Clear Span	<b>Sprinklers:</b>	N
<b>Elevators:</b>	N	<b>Rail:</b>	N
<b>Barge:</b>	N	<b>Cranes:</b>	One (1) 10-ton crane

<b>Utilities</b>
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<b>Heat in Warehouse:</b>	N
<b>Freezer or A/C in Warehouse:</b>	N
<b>HVAC in Office:</b>	Y
<b>Lighting Type:</b>	Metal Halide Duquesne Light Amps: 2000    Volts: 480    Phase: 3
<b>Gas Company:</b>	Equitable
<b>Sewer Company:</b>	Municipal
<b>Water Company:</b>	Penn American

<b>Pricing</b>
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<b>Tax Amount:</b>		<b>Office Rental Rate:</b>	\$8.00
<b>Rent per Month:</b>		<b>Warehouse Rental Rate:</b>	\$5.50
<b>Gross/Net:</b>	NN	<b>Blended Rental Rate:</b>	
<b>Escalations:</b>	Taxes and Insurance	<b>Rental Price/SF:</b>	
<b>Sale Price:</b>		<b>Smallest Division:</b>	
<b>Sale Price/SF:</b>		<b>Largest Division::</b>	

<b>Availabilities</b>
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<b>Total Available in Building:</b> 73,644 SF	<b>Office:</b> 4,224 SF	<b>Bay B Total:</b> 28,080 SF	<b>Possession Date:</b> Immediate
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No warranty or representation, express or implied, is made as to the accuracy of the information contained herein and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing condition, imposed by our principals.

**BAY C**  
785 Arch Street Carnegie, PA 15106



**Township/Boro/Ward:** Carnegie

**County:** Allegheny

**Bay C:** 15,900 SF (53'x300') and 23,320 SF (53'x440'); Plus **Bay C Truck Access:** 2,120 SF (40'x53') via common area drive-through bay (40'w) with a 16'x15' door. Office and warehouse can be rented separately. Cranes are radio controlled; 18' underhook.  
Real estate taxes = \$0.45/SF; Insurance = \$0.13/SF.

**Building and Land Data**

**Gross SF:** 259,000 SF  
**Floors:** 1  
**Dimensions:** 312' x 828'  
**Lot Size:** 9.6 acres  
**Parking:** 2 acres  
**Intended Use:** Manufacturing  
**Present Use:** Manufacturing  
**Year Built:**  
**Year Renovated:**  
**Construction:** Metal

**Space Details**

<b>Truck Height:</b>	0	<b>Ceiling:</b>	26'
<b>Grade Level:</b>	3	<b>Zoning:</b>	Industrial
<b>Column Spacing:</b>	Clear Span	<b>Sprinklers:</b>	N
<b>Elevators:</b>	N	<b>Rail:</b>	N
<b>Barge:</b>	N	<b>Cranes:</b>	Three (3) 5/5 ton cranes

**Utilities**

**Heat in Warehouse:** N  
**Freezer or A/C in Warehouse:** N  
**HVAC in Office:** Y  
**Lighting Type:** Metal Halide  
Duquesne Light  
Amps: 2000    Volts: 480    Phase: 3  
**Gas Company:** Equitable  
**Sewer Company:** Municipal  
**Water Company:** Penn American

**Pricing**

<b>Tax Amount:</b>		<b>Office Rental Rate:</b>	\$8.00
<b>Rent per Month:</b>		<b>Warehouse Rental Rate:</b>	\$5.50
<b>Gross/Net:</b>	NN	<b>Blended Rental Rate:</b>	
<b>Escalations:</b>	Taxes and Insurance	<b>Rental Price/SF:</b>	
<b>Sale Price:</b>		<b>Smallest Division:</b>	
<b>Sale Price/SF:</b>		<b>Largest Division::</b>	

**Availabilities**

<b>Total Available in Building:</b> 73,644 SF	<b>Office:</b> 4,224 SF	<b>Bay C Total:</b> 41,340 SF	<b>Possession Date:</b> Immediate
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