



For Lease

Flex / Warehouse Building

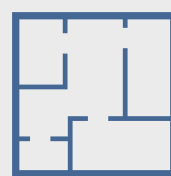
3 Morgan Road,
Burgettstown 15021



6 Rear Dock-High Doors
/ 1 Drive-In Door



62 parking spaces



28,800 SF of
warehouse space

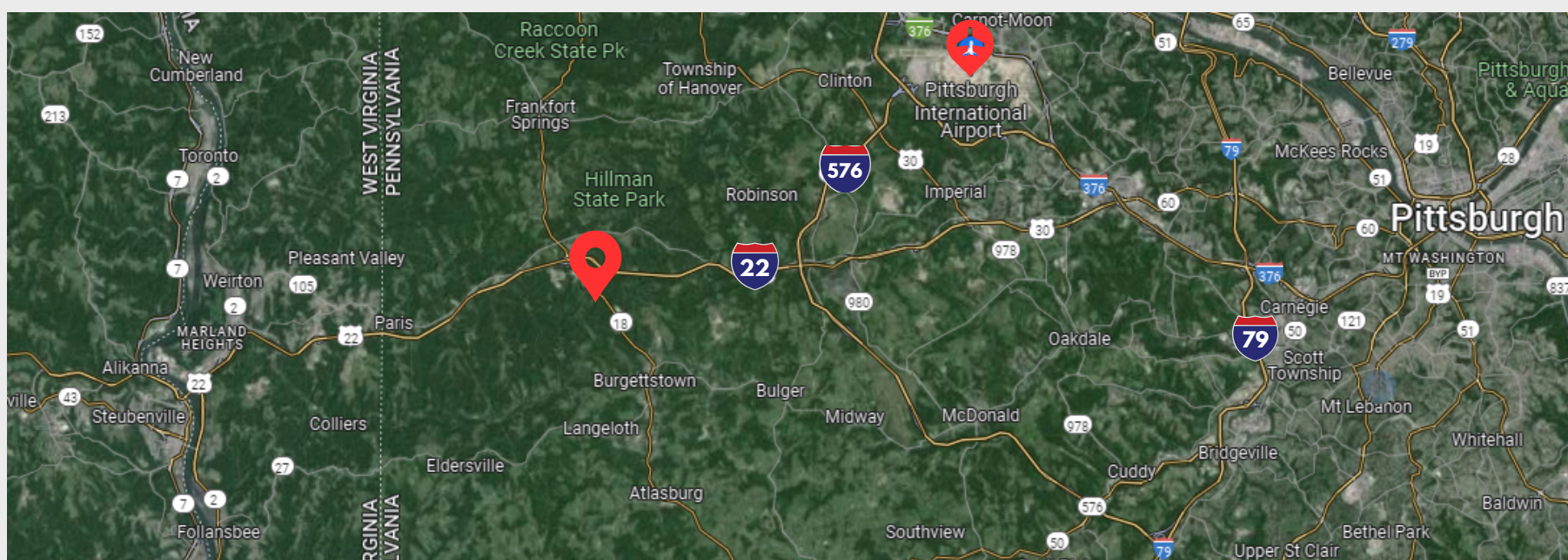
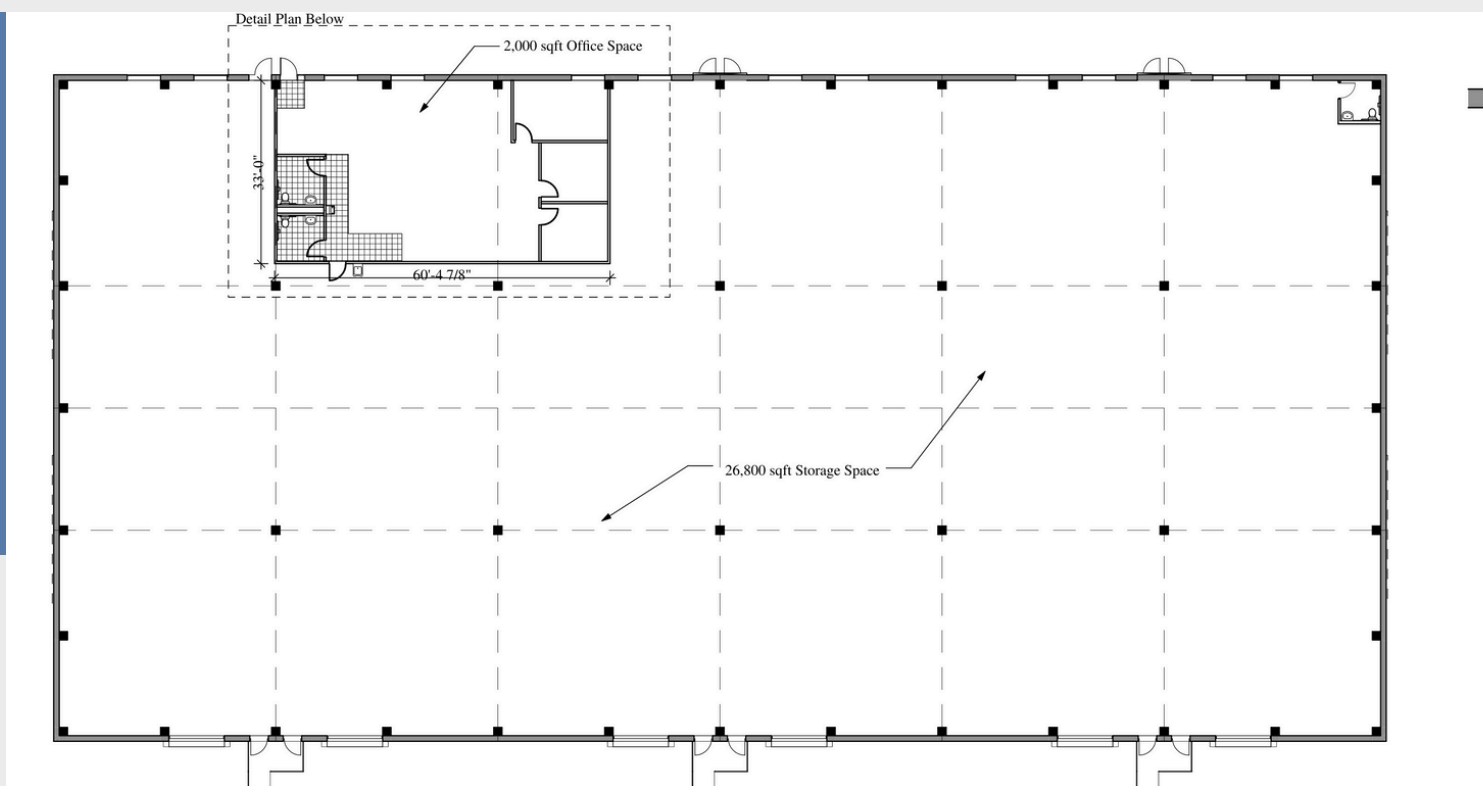


15 min drive

Pat Morosetti

412-231-4444

- 28,800 SF (includes approx. 2,500 SF Office Area)
- Will consider subdividing
- 24' Clear Height at the Eaves/39' at the Peak
- 40' X 120' Bay Sizes /40' X 40' Column Spacing
- 6 Rear Dock-High Doors/1 Drive-In Door
- Available: February 1, 2025
- Just off SR 22/30 minutes from Southern Beltway, WVA/OH borders with easy access to Pittsburgh International Airport and I-376/Downtown Pittsburgh
- Building expandable by approximately 15,000 square feet
- 150' deep truck court area
- Electric service: 3-phase - 120/240V - 1000 Amps



www.fourthriverdevelopment.com

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