

For Lease Stress Stress Stress Flex / Warehouse Building 3 Morgan Road, Burgettstown 15021









6 Rear Dock-High Doors / 1 Drive-In Door P B & B PARKING ZONE P P P P

62 parking spaces

28,800 SF of warehouse space



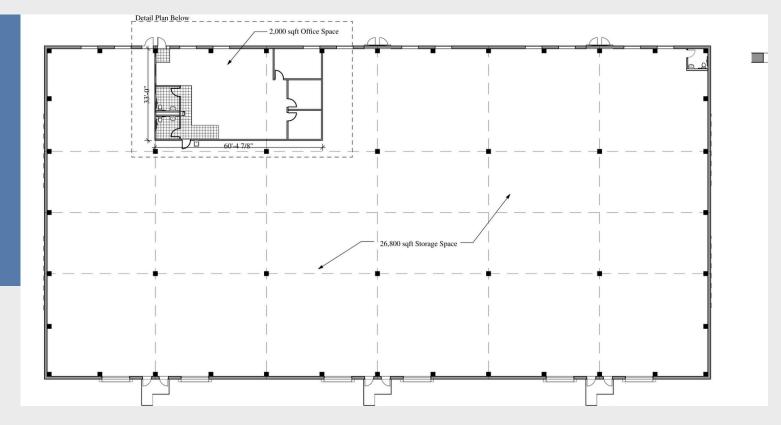
15 min drive

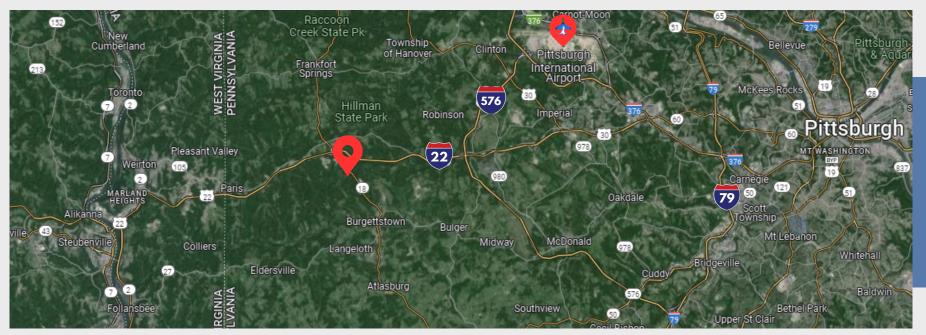
Pat Morosetti

<u>412-231-4444</u>

Property Specifications:

- 28,800 SF (includes approx. 2,500 SF Office Area)
- Will consider subdividing
- 24' Clear Height at the Eves/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







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Principal Director of Brokerage

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