



# For Lease

Flex / Warehouse Space  
11,400 Square Feet

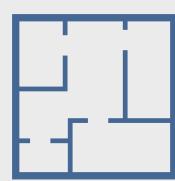
3 Morgan Road,  
Burgettstown 15021



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



25 parking spaces



11,400 SF of  
warehouse space



15 min drive

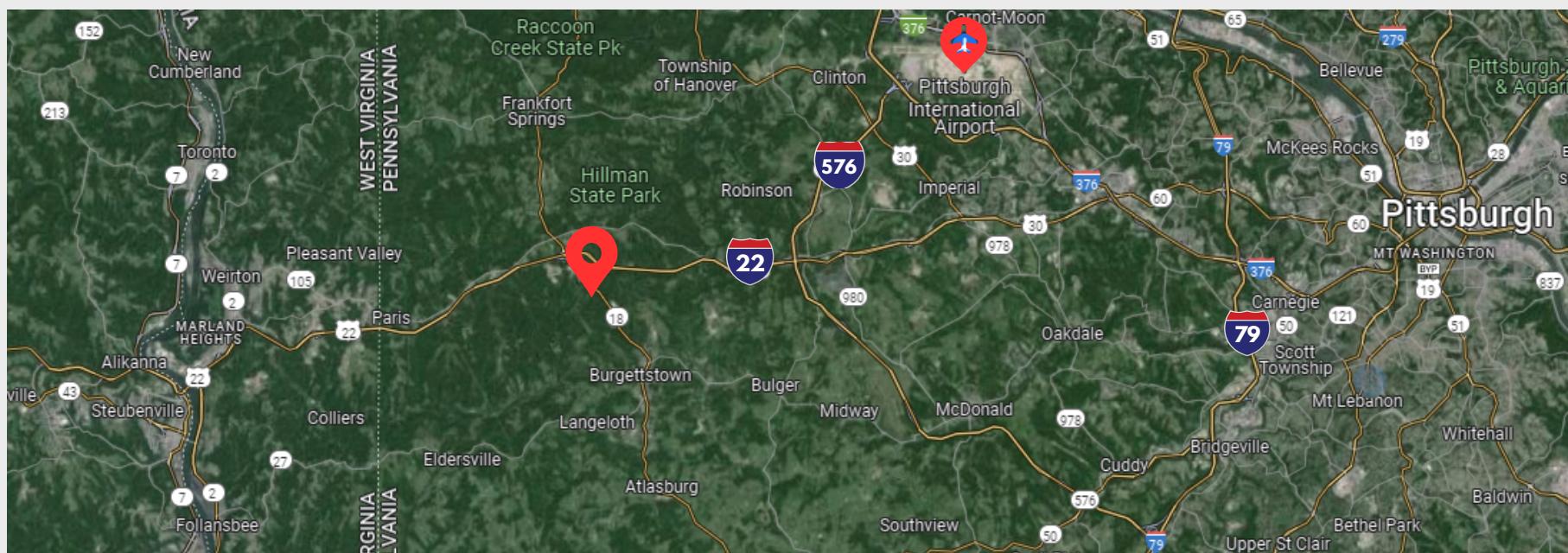
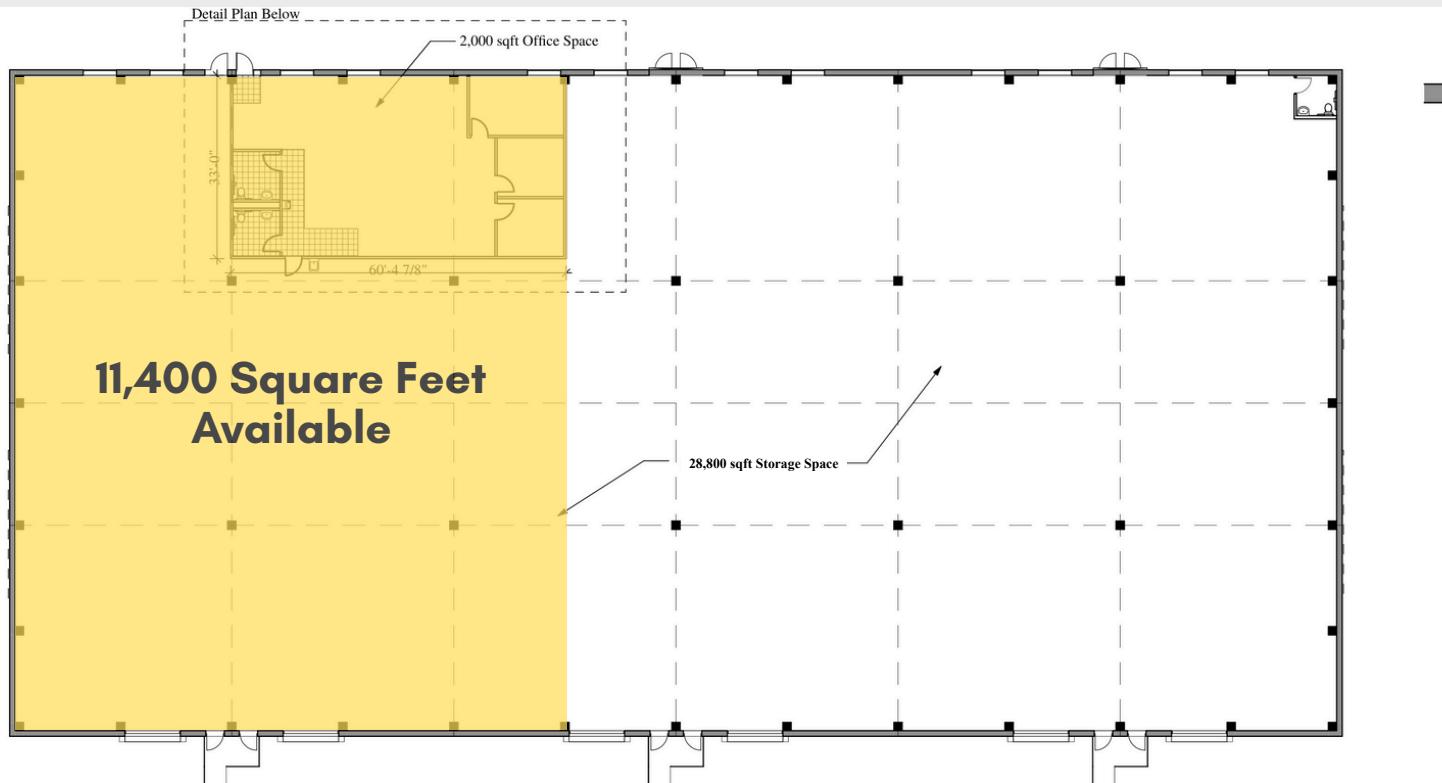
Pat Morosetti

**412-231-4444**



**Property Specifications:**

- 11,400 SF (includes approx. 2,000 SF Office Area)
- 24' Clear Height at the Eves/39' at the Peak
- 40' X 120' Bay Sizes /40' X 40' Column Spacing
- 2 Rear Dock-High Doors/1 Drive-In Door
- Available: March 1, 2026
- 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



**Pat Morosetti**  
Principal  
Director of Brokerage

**412-231-4444**

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