



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

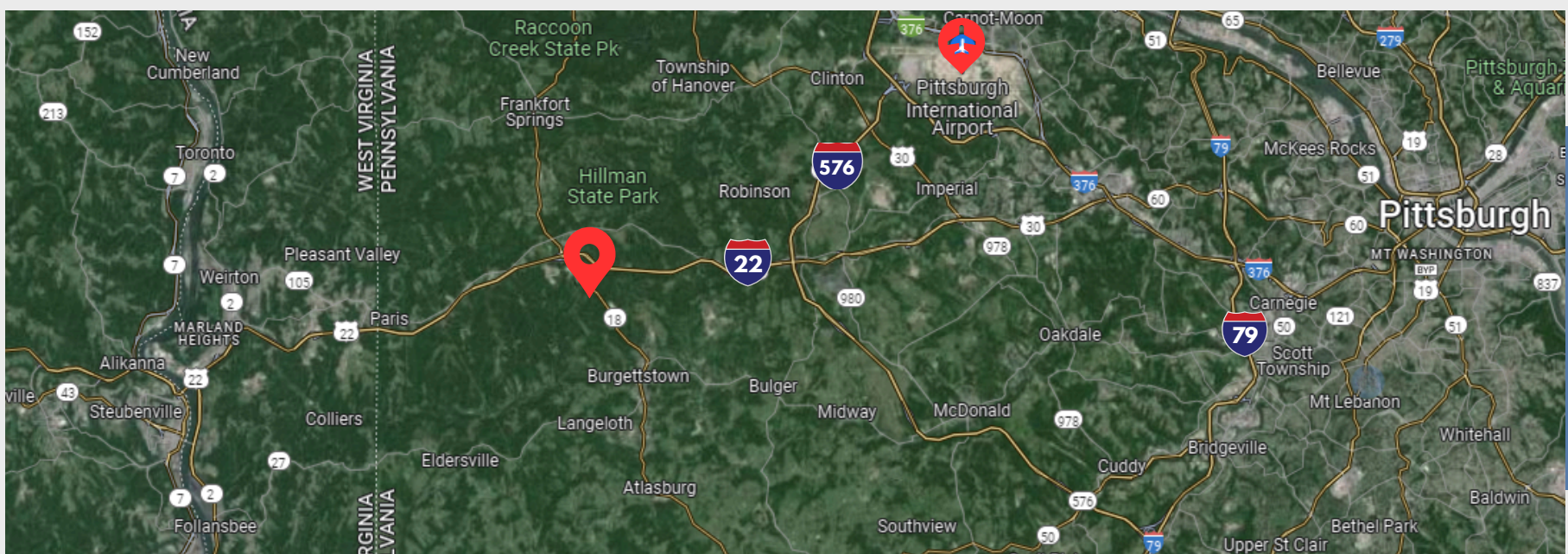
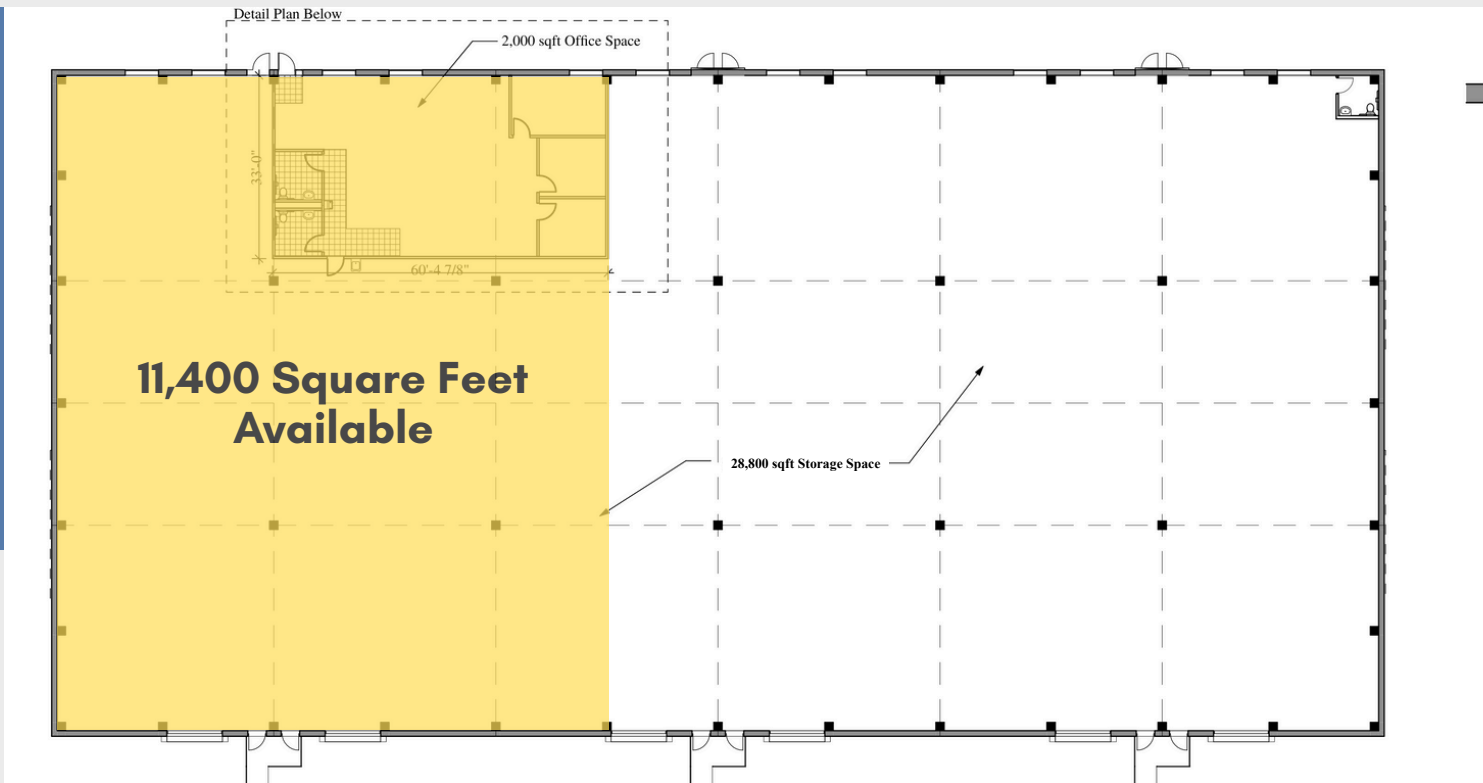
Pat Morosetti

412-231-4444



Property Specifications:

- 11,400 SF (includes approx. 2,000 SF Office Area)
- 24' Clear Height at the Eaves/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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