



FOR SALE OR LEASE

126 DEVELOPMENT DRIVE

MOUNT BRADDOK, PA 15465
FAYETTE COUNTY

SALE PRICE: \$1,250,000

	BAY ONE	BAY TWO
SIZE	8,686 SF	12,000 SF
CRANES	TWO (2) FIVE TON	ONE (1) THIRTY TON
CEILING HT.	22.5 TO 24 FT	32 TO 35 FT
CLEARANCE UNDER CRANE	17.25 FT	20 FT

PROPERTY FEATURES

- Building size: 22,020 SF
20,686 SF of Industrial space
1,334 SF of Office space
- Located on 2.5 Acres
- 2 Bay Industrial Building
- Gas-fired Reznor heaters
- Insulated metal panel construction
- Electrical: 800 Amp 480 Volt 3phase service
- Nine (9) jib cranes - majority one ton
- Seven (7) total drive-in doors
- Floor: 6 inch reinforced concrete
- Lease rate: \$5.00 nnn

JOHN LISOWSKI

Vice President

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Lic. # RS223178L



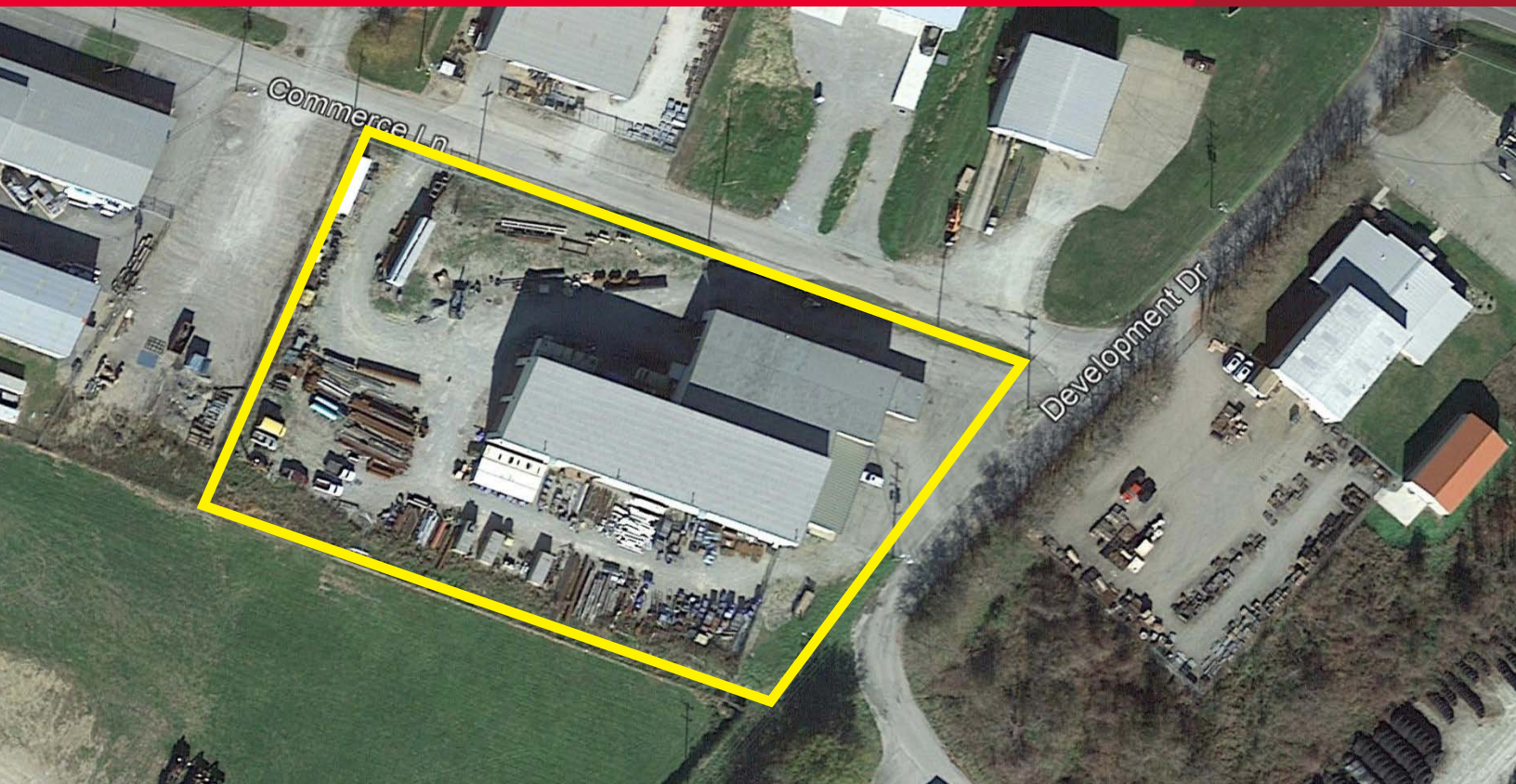
CUSHMAN & WAKEFIELD |
GRANT STREET ASSOCIATES, INC.
Pittsburgh, PA
412 391 2600
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