

4777 STREETS RUN ROAD

Pittsburgh, Pennsylvania 15236



PROFESSIONAL INDUSTRIAL PARK

6 minutes to South Side & 10 minutes to CBD

INDUSTRIAL SPACE AVAILABLE FOR LEASE

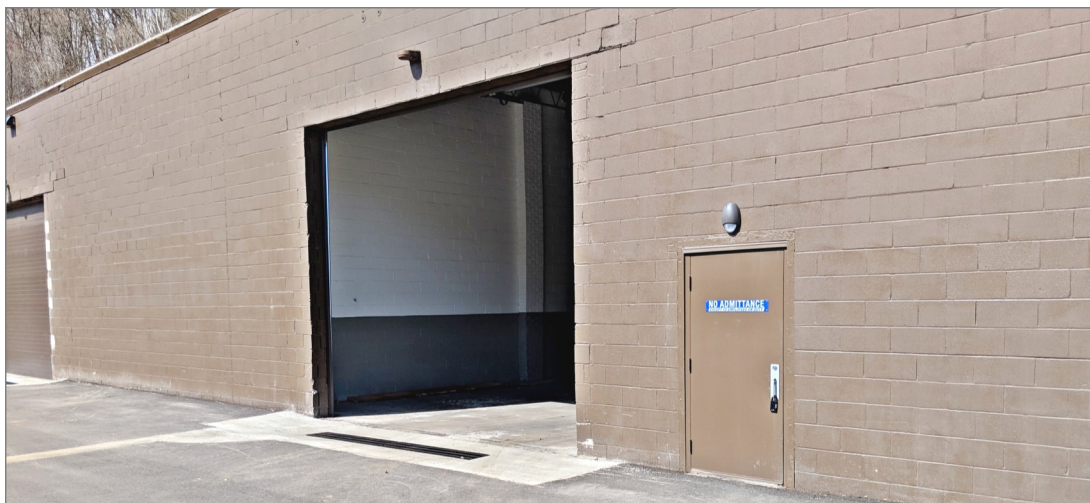
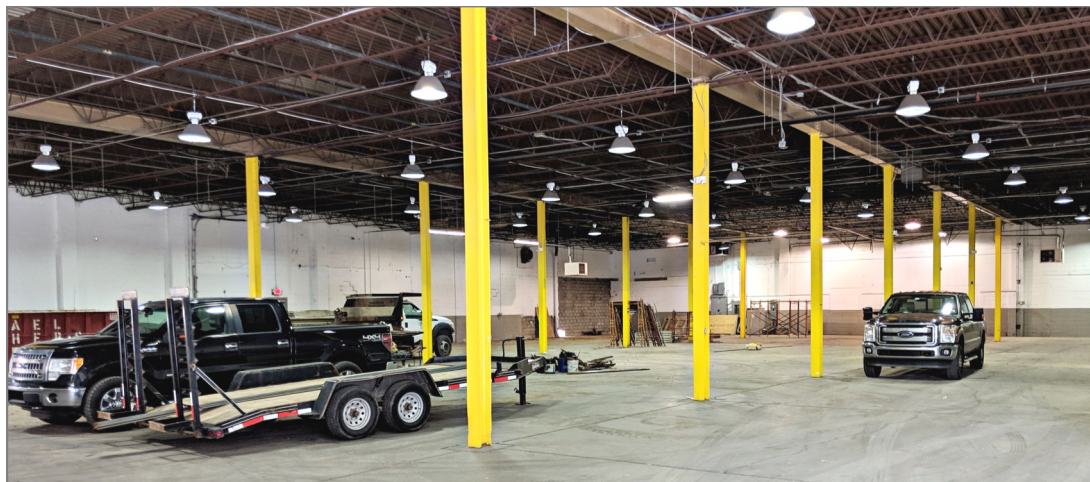
Up To 30,400 SF Contiguous Space

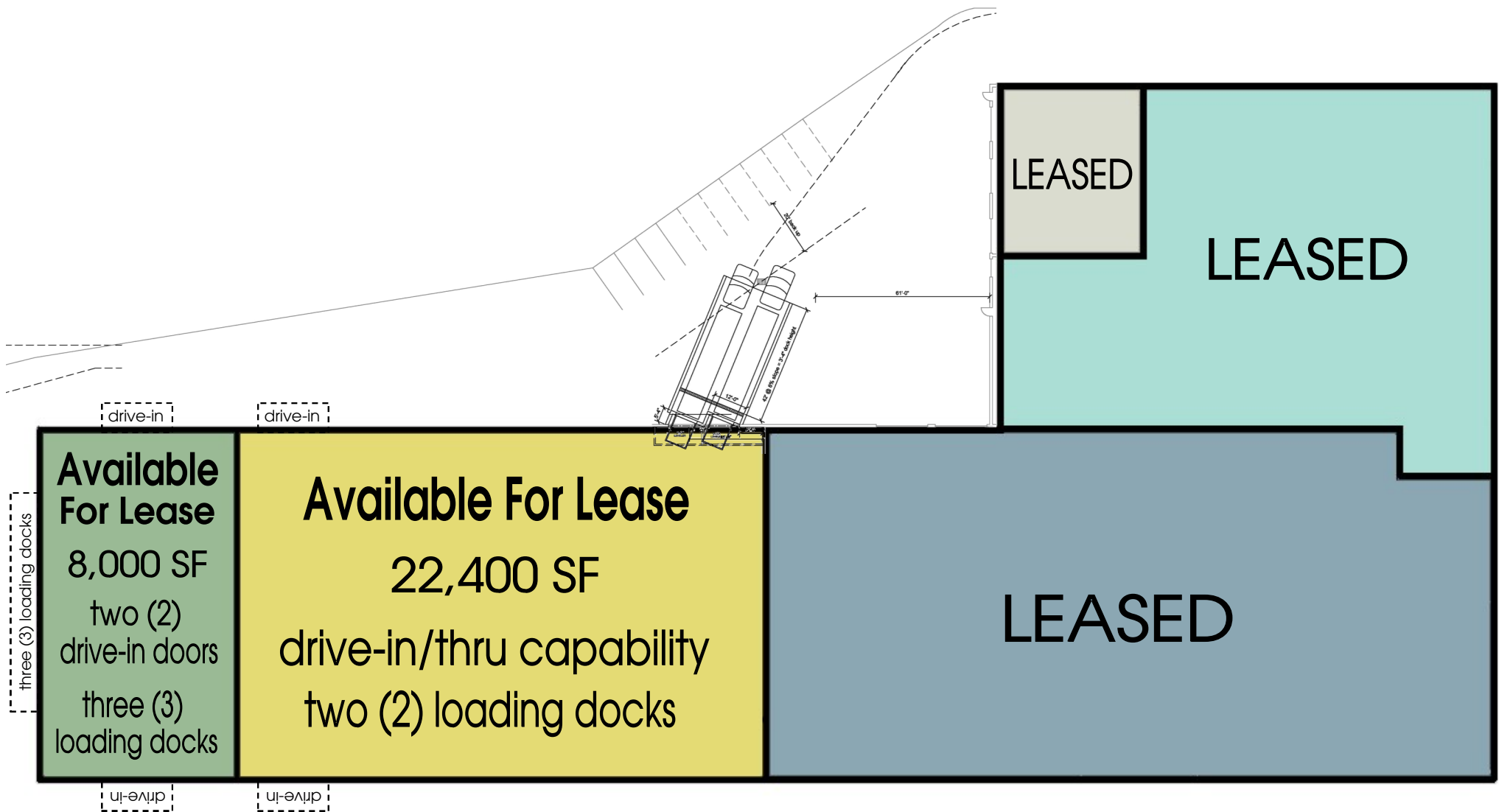
**BAKER
YOUNG**
CORPORATION

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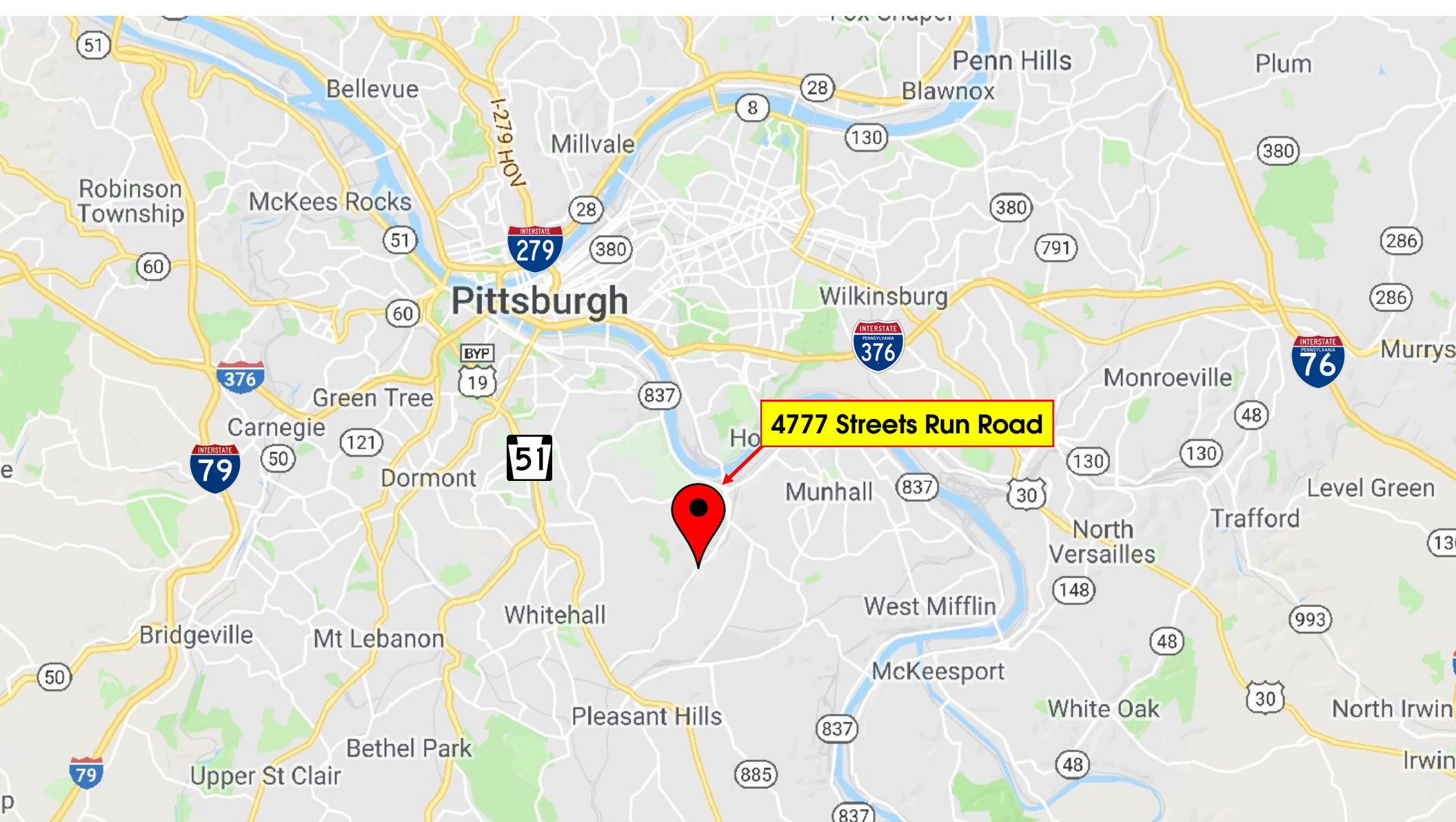
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- ❖ **Up to 30,400 SF contiguous space available for lease**
- ❖ Existing office space with new ADA compliant restrooms
- ❖ 480V 3 phase electrical
- ❖ 18' clear ceiling height
- ❖ 22,400 SF space has two loading docks and two drive-in doors
- ❖ 8,000 SF space has three loading docks and two drive-in doors
- ❖ Ample parking lot
- ❖ Excess land for additional parking or outdoor storage area
- ❖ Zoned I-1 Light Industrial
- ❖ Prominent signage opportunity
- ❖ Close proximity to major highways and 10 minutes to Downtown Pittsburgh
- ❖ **FOR LEASE AT \$4.95/SF, NNN**





FLOOR PLAN



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