

Your  
Name  
Here

- Data/Call Center
- Retail box
- Sales/Catalog
- Office/Warehouse
- Car Dealer
- Hotel Redevelopment
- Medical Uses
- Medical Marijuana

**For Sale: \$5,000,000**

**For Lease: \$9.00 NNN**

7045 Clairton Road, West Mifflin, PA 15122

**64,000 SF**

**5.6 ACRES**

### Partnership. Performance.

- Two Story Structure (32,000 SF Floor Plate)
- Excellent visibility along Lebanon Church Road & Clairton Road
- Located in the large Century III retail area
- Abundant Free Parking
- Zoned C-1 General Commercial
- Recently used as a Call Center
- 1500 KVA Generator
- New roof to be installed by the landlord
- 2000 AMP, 3 phase
- Fully Sprinklered
- Loading Dock w/3 Doors
- Large Cafeteria Area
- Elevator in Place

**James Kelly**

Principal and Senior Vice President

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**C:**412.720.4012

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**Justin Weaver**

Associate

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**AVISON  
YOUNG**

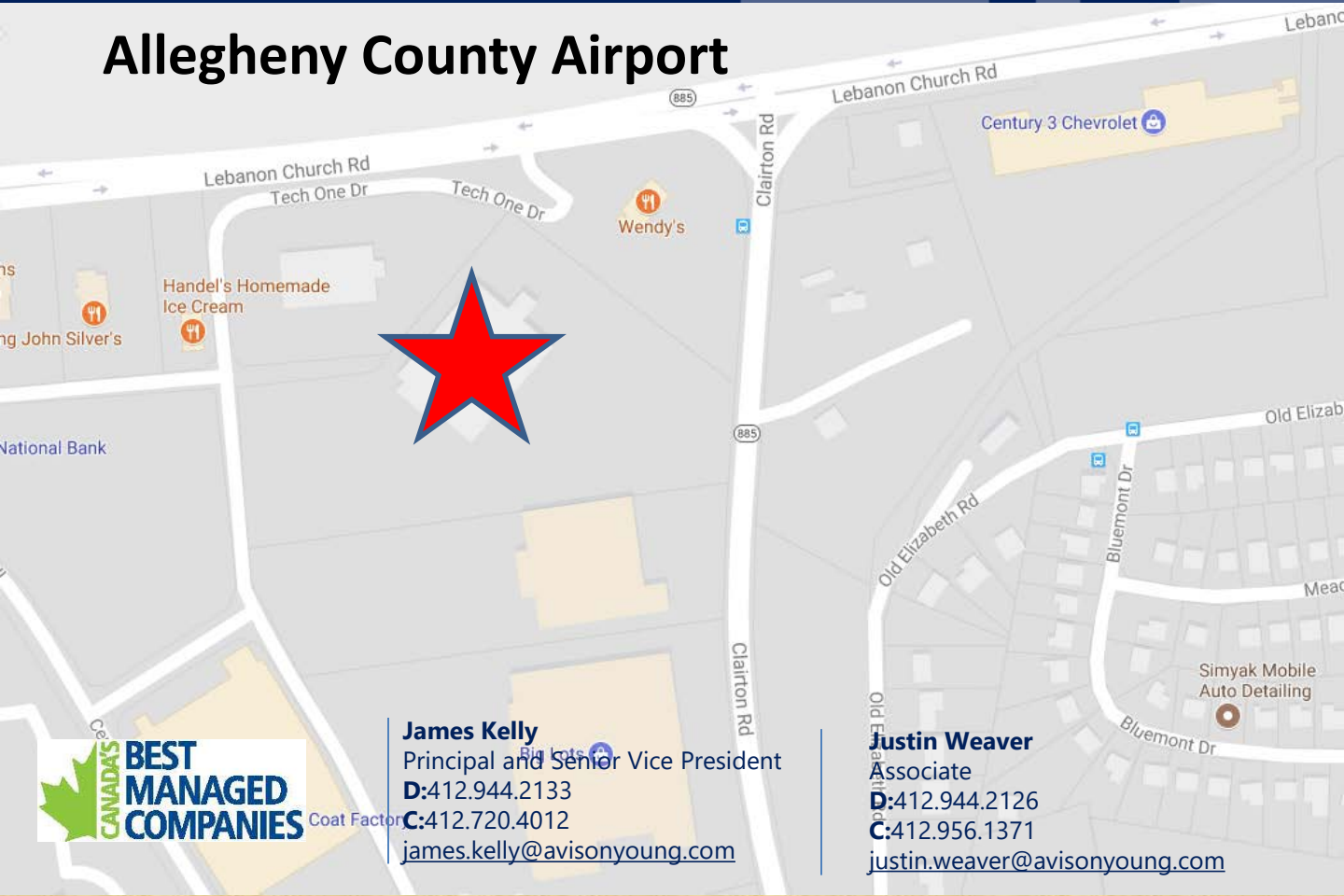


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## Allegheny County Airport

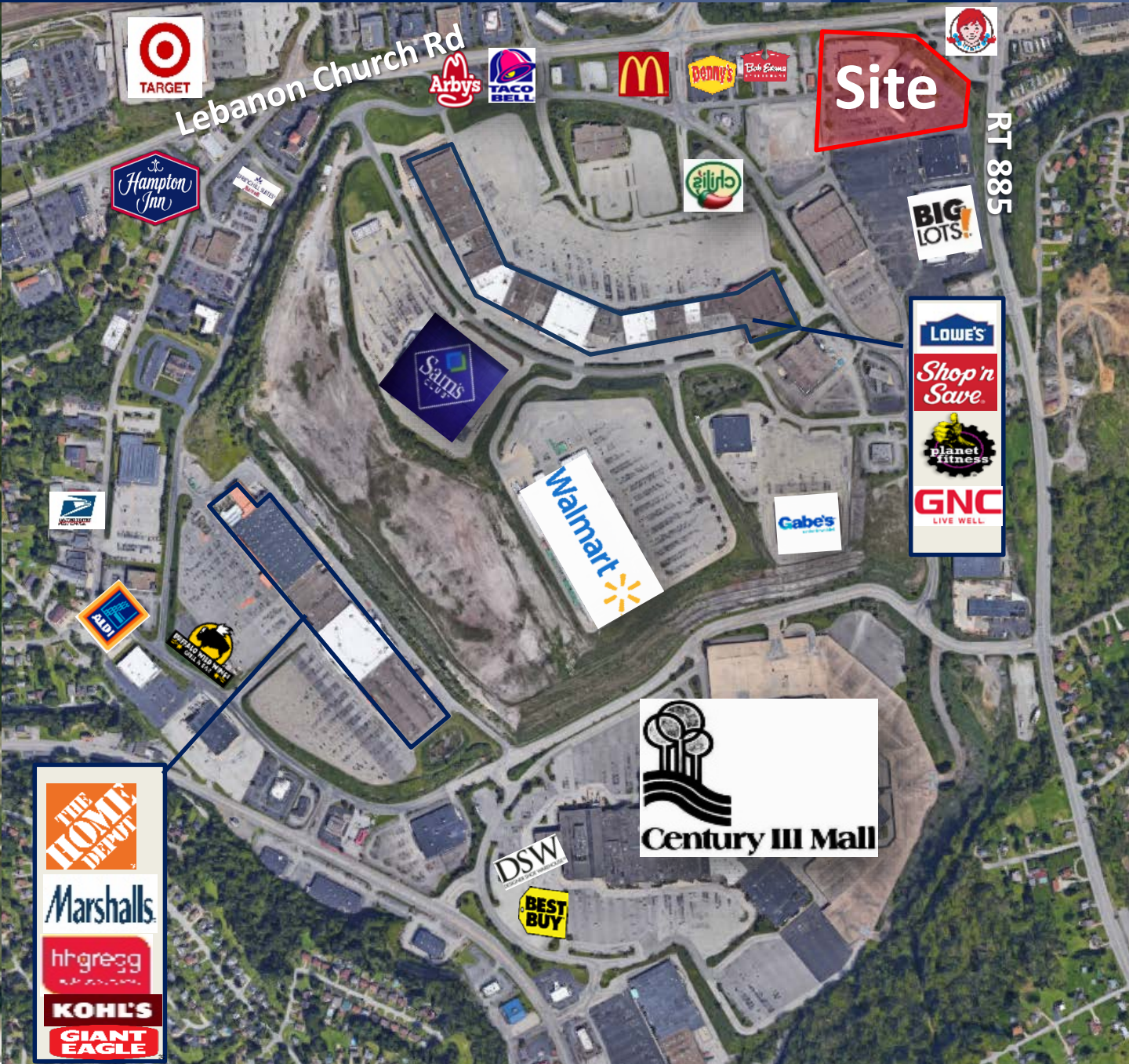


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