

FOR LEASE

2 RUTGERS ROAD

Crafton, Pennsylvania 15205



- ✦ **Well Located Office/Warehouse**
- ✦ Just 1.9 miles from I-79 and 5 miles from Downtown
- ✦ **Join Amazon, UPS and Giant Eagle**
- ✦ 19,500 SF High-Bay Warehouse
- ✦ 2,500 SF Office
- ✦ 1 rail siding door (*Pennsylvania & Ohio Central Railroad*)
- ✦ 24' ceiling height
- ✦ 6 loading docks
- ✦ Parking lot for an additional 15 tractor trailers
- ✦ 480V electric
- ✦ Entire 19,500 SF is refrigerated, if required
- ✦ Walls and roof are insulated to R-30
- ✦ Well maintained, Landlord's business on site
- ✦ **FOR LEASE AT \$5.50/SF**

EXCLUSIVELY OFFERED BY:

James A. Malanos
Baker Young Corporation
One Bigelow Square, Suite 629
Pittsburgh, Pennsylvania 15219
(412) 227-1400, extension 26
jmalanos@bakeryoung.com



View the Property at www.bakeryoung.com

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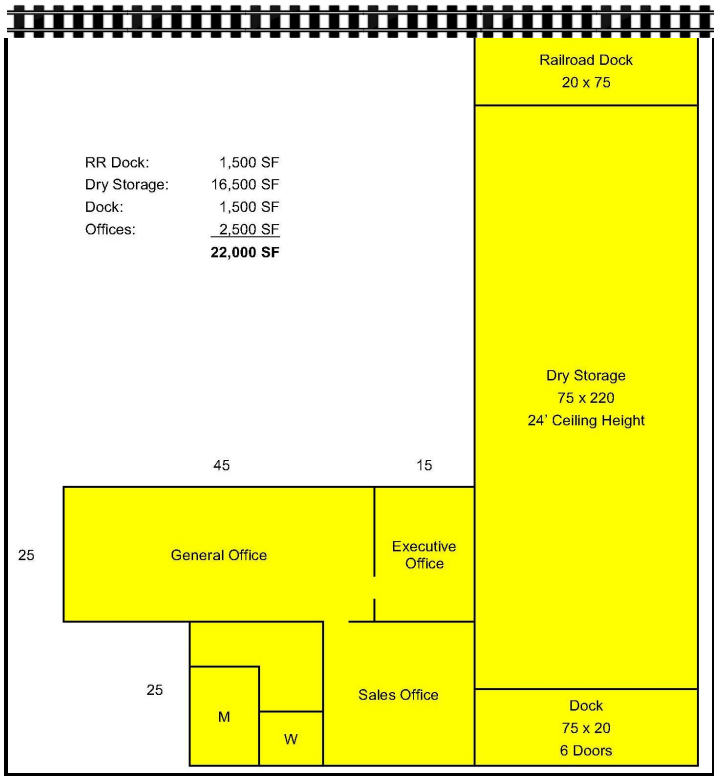
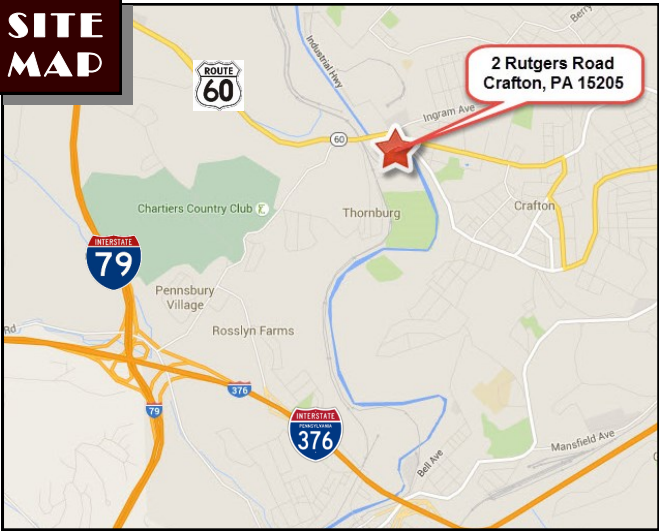
available space



rail spur



rail doors



high-bay warehouse