

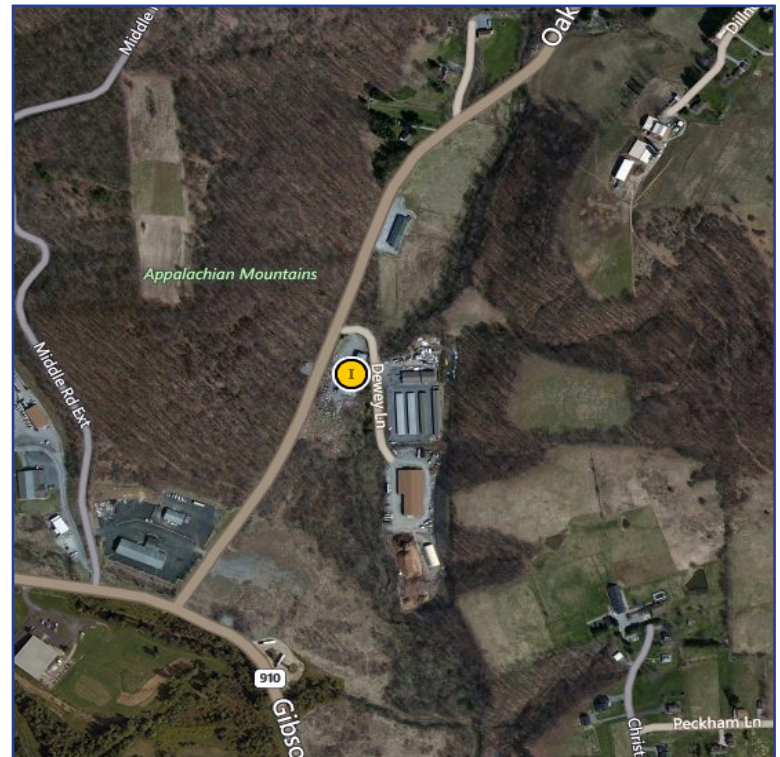
Now Leasing Office/Warehouse Building

50 Oak Road
Allegheny County-West Deer Township
Gibsonia PA 15044



Property Highlights:

- Size of Building: 11,711+/- Square Feet
- Available Space: 11,711+/- Square Feet
 - Office Area: 1,230+/- Square Feet
 - Warehouse Area: 10,481+/- Square Feet
- Ceiling Height: 15'3"
- Yard Area: 3+ Acres
- Drive-in Garage Doors: 2-15' doors | 2-10' doors
- Zoned: S-U (Special Use-Industrial/Commercial)
- Electric: Three Phase (800 AMP/480 Volt)
- Abundant parking on approximately 3+ acres
- Located just off the PA Turnpike at Route 8
- Rental Rate: \$5.25 per square foot + all utilities plus
\$1.54 NNN Costs
\$1.25 per square foot for yard area



PRC
COMMERCIAL

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