



FLEX BUILDING FOR SALE

202 W. BRIDGE DRIVE

Morgan, PA 15064



BUILDING FEATURES:

- 9,600 SF flex building for sale
 - 3,600 SF office
 - 6,000 SF warehouse
- 1.08 acre site with drive-around capability
- One (1) loading dock & two (2) grade-level drive in doors (14' x 12.5') - drive-through capability
- Ceiling height: 16'- 18'
- 400 Amp, 208/120v 3 phase electric service
- Excellent proximity to both I-79 interchange and future southern beltway connection
- Located in South Fayette Township
- Partial sale leaseback available



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CUSHMAN & WAKEFIELD |
GRANT STREET ASSOCIATES, INC.
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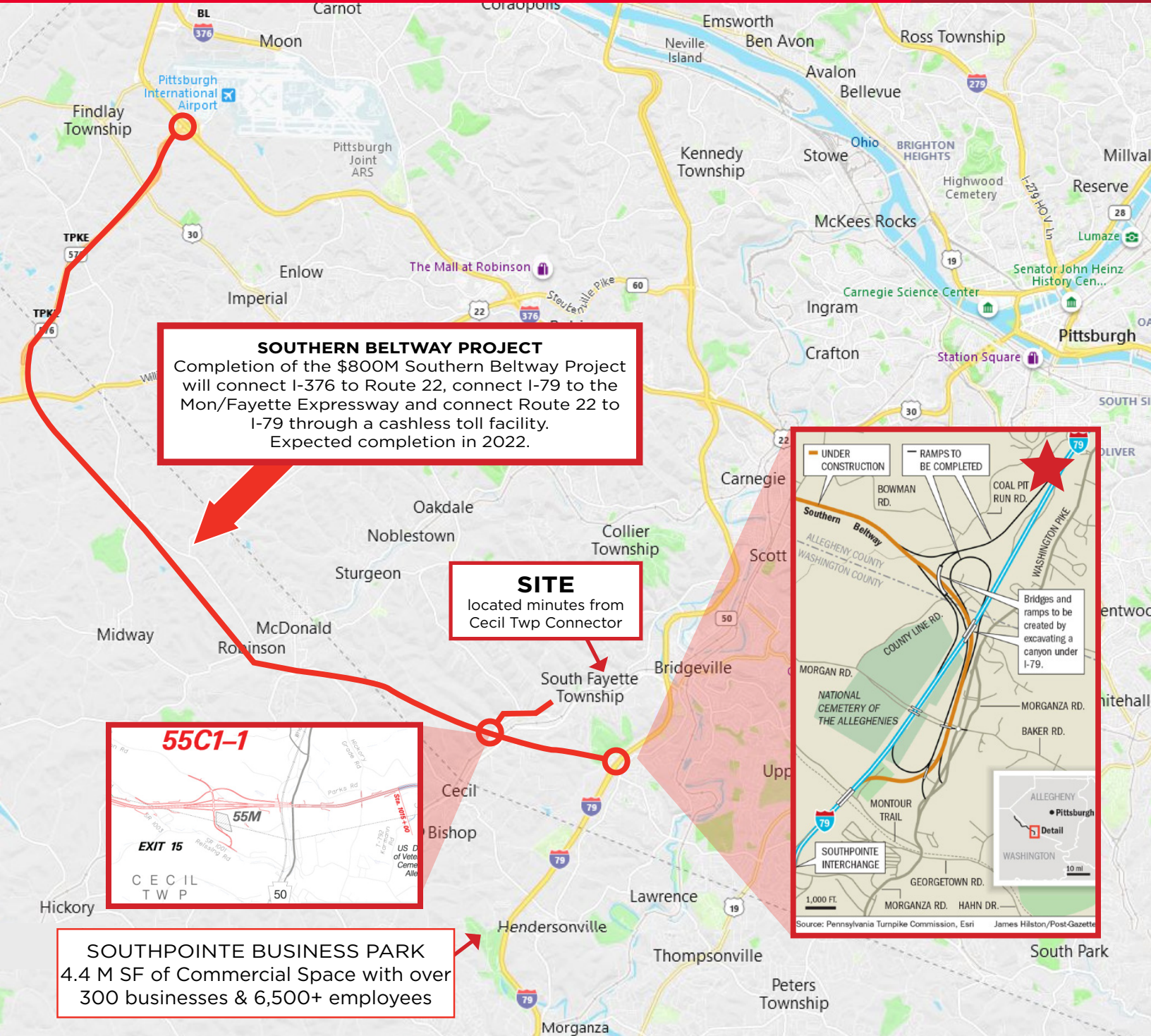


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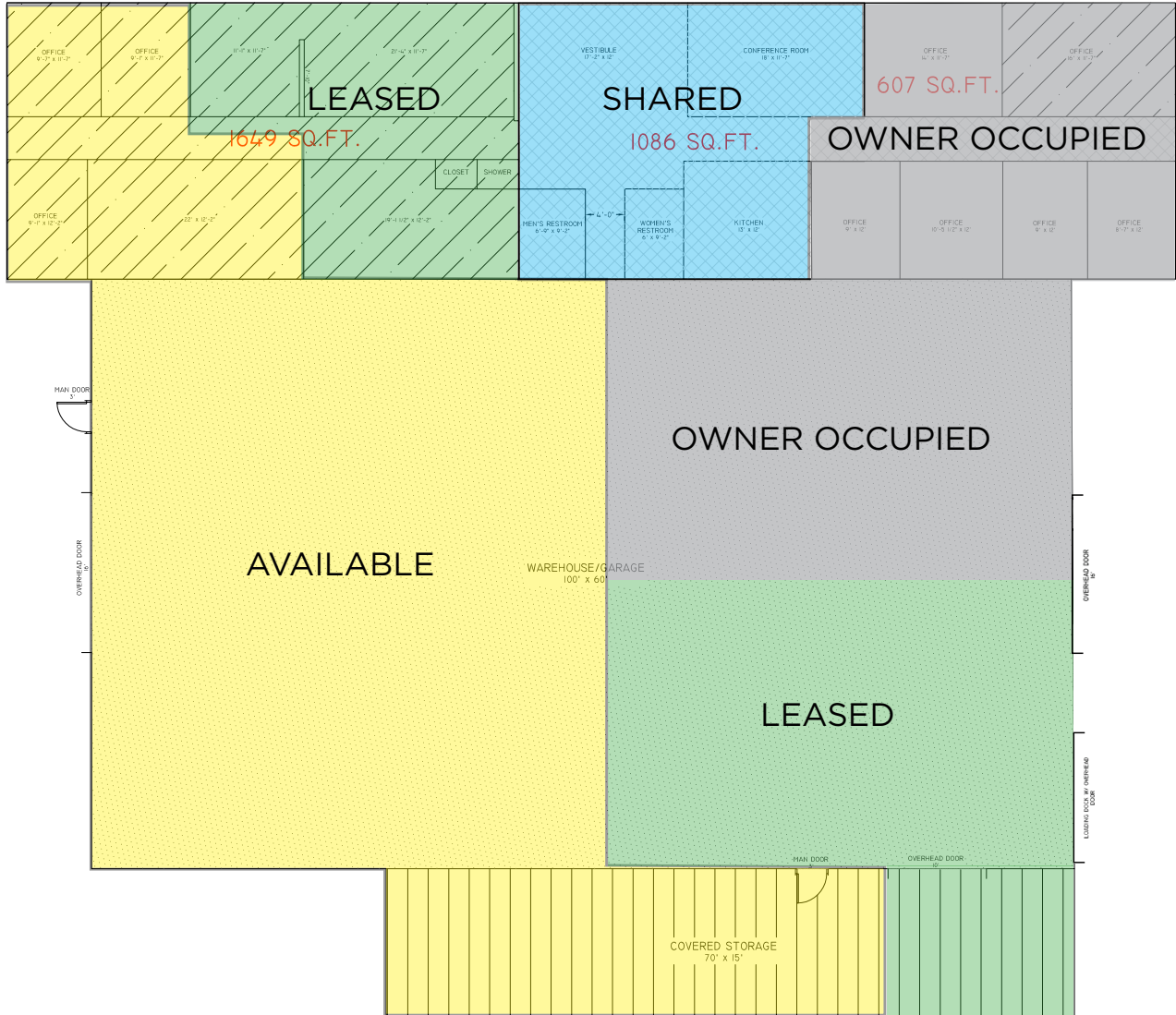
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