



FOR SALE OR LEASE - INDUSTRIAL FACILITY

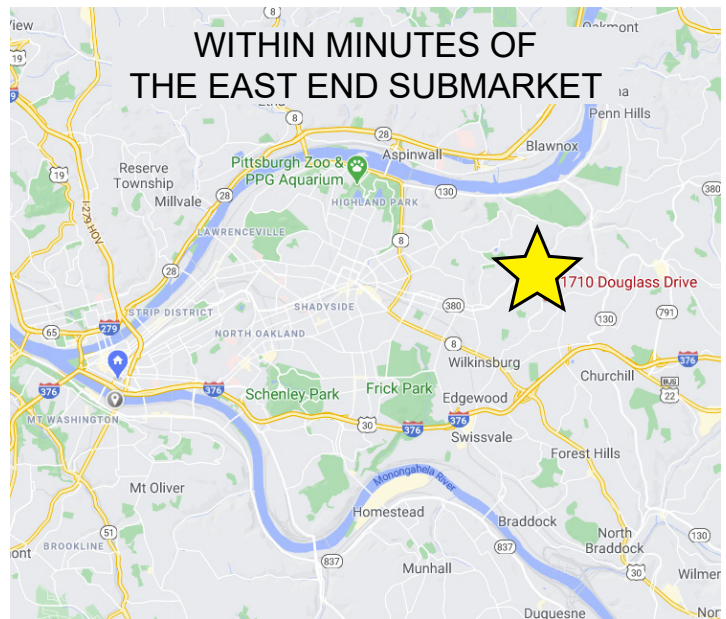
1710 DOUGLASS DR.

PITTSBURGH, PA 15221



## BUILDING FEATURES

- 11,858 SF Industrial facility
- Large, paved lot - 3+ acre site
- Gated entry with secure outdoor storage
- Six (6) drive-through bays
  - five bays with 14' x 10' doors
  - one bay with 14' x 12' doors
  - floor drains throughout
- One (1) wash bay
- Ceiling height: 14.5' to 22.5'
- Electric: 480/277V, 600 AMPs, 3 phase
- Approx. 2,000 SF Office space



**EVAN CICIRELLO**  
 Vice President  
 412 697 6558  
 ecicirello@gsa-cw.com  
 Lic. # RS319106

**DARIN SHRIVER**  
 Vice President  
 412 391 2602  
 dshriver@gsa-cw.com  
 LIC #RS321512

**CUSHMAN & WAKEFIELD |**  
**GRANT STREET ASSOCIATES, INC.**  
 310 Grant Street, Suite 1825, Pittsburgh, PA  
 412 391 2600  
 gsa-cw.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance  
 The depiction in the included photograph of any person, entity, sign, logo or property, other than Grant Street Associates's (GSA) client and the property offered by GSA, is incidental only, and is not intended to connote any affiliation, connection, association, sponsorship or approval by or between that which is incidentally depicted and GSA or its client. This listing shall not be deemed an offer to lease, sublease or sell such property, and, in the event of any transaction for such property, no commission shall be earned by or payable to any cooperating broker except if otherwise provided pursuant to the express terms, rates and conditions of GSA's agreement with its principal, if, as and when such commission (if any) is actually received from such principal. No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals. All photography is used with permission and licensed specifically for Grant Street Associates, Inc. All logo usage is only to identify the owner of the logo, and that the logo is not authorized by, sponsored by, or associated with the trademark owner. It is on good faith that all marketing material created by GSA will not be used or reproduced without our express permission or logo insignia notifying that said marketing material originated from GSA.



CUSHMAN & WAKEFIELD

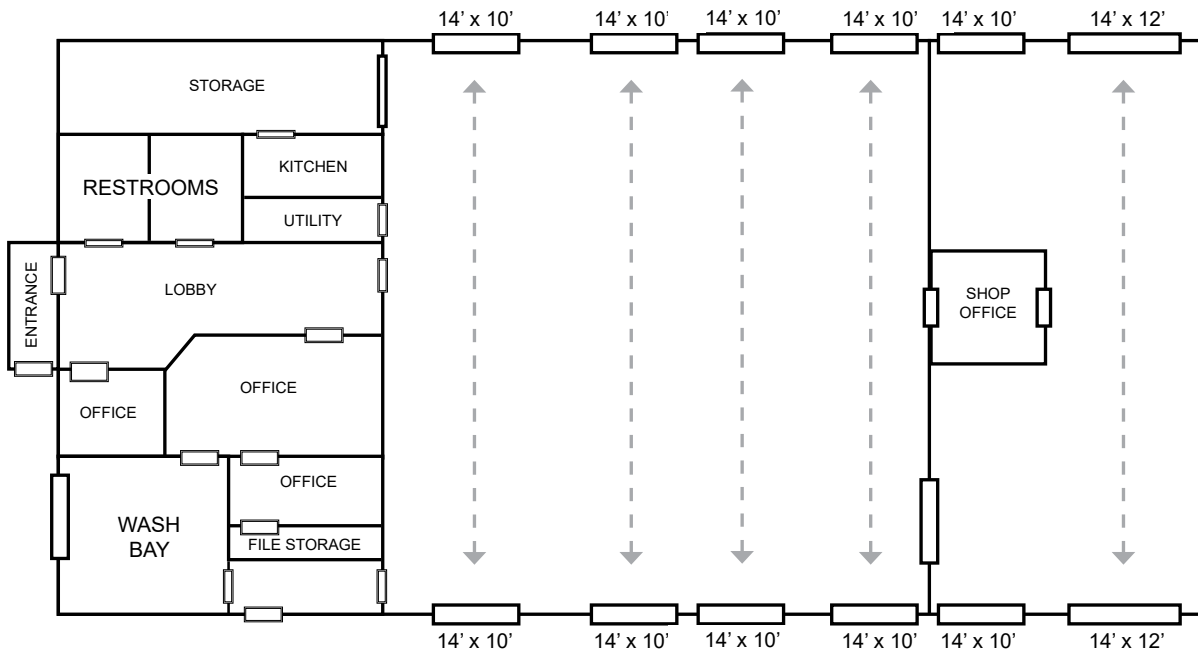


GRANT STREET ASSOCIATES, INC.

FOR SALE OR LEASE - INDUSTRIAL FACILITY

1710 DOUGLASS DR.

PITTSBURGH, PA 15221



\*APPROXIMATION OF BUILDING FLOOR PLAN

**EVAN CICIRELLO**  
 Vice President  
 412 697 6558  
 ecicirello@gsa-cw.com  
 Lic. # RS319106

**DARIN SHRIVER**  
 Vice President  
 412 391 2602  
 dshriver@gsa-cw.com  
 LIC #RS321512

**CUSHMAN & WAKEFIELD |**  
**GRANT STREET ASSOCIATES, INC.**  
 610 Grant Street, Suite 1825, Pittsburgh, PA  
 412 391 2600  
 gsa-cw.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance  
 The depiction in the included photograph of any person, entity, sign, logo or property, other than Grant Street Associate's (GSA) client and the property offered by GSA, is incidental only, and is not intended to connote any affiliation, connection, association, sponsorship or approval by or between that which is incidentally depicted and GSA or its client. This listing shall not be deemed an offer to lease, sublease or sell such property, and, in the event of any transaction for such property, no commission shall be earned by or payable to any cooperating broker except if otherwise provided pursuant to the express terms, rates and conditions of GSA's agreement with its principal, if, as and when such commission (if any) is actually received from such principal. No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals. All photography is used with permission and licensed specifically for Grant Street Associates, Inc. All logo usage is only to identify the owner of the logo, and that the logo is not authorized by, sponsored by, or associated with the trademark owner. It is on good faith that all marketing material created by GSA will not be used or reproduced without our express permission or logo insignia notifying that said marketing material originated from GSA.



CUSHMAN & WAKEFIELD



GRANT STREET ASSOCIATES, INC.

FOR SALE OR LEASE - INDUSTRIAL FACILITY

1710 DOUGLASS DR.

PITTSBURGH, PA 15221



**EVAN CICIRELLO**  
Vice President  
412 697 6558  
ecicirello@gsa-cw.com  
Lic. # RS319106

**DARIN SHRIVER**  
Vice President  
412 391 2602  
dshrivers@gsa-cw.com  
LIC #RS321512

**CUSHMAN & WAKEFIELD |**  
**GRANT STREET ASSOCIATES, INC.**  
310 Grant Street, Suite 1825, Pittsburgh, PA  
412 391 2600  
**gsa-cw.com**

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

The depiction in the included photograph of any person, entity, sign, logo or property, other than Grant Street Associates's (GSA) client and the property offered by GSA, is incidental only, and is not intended to connote any affiliation, connection, association, sponsorship or approval by or between that which is incidentally depicted and GSA or its client. This listing shall not be deemed an offer to lease, sublease or sell such property, and, in the event of any transaction for such property, no commission shall be earned by or payable to any cooperating broker except if otherwise provided pursuant to the express terms, rates and conditions of GSA's agreement with its principal, if, as and when such commission (if any) is actually received from such principal. No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals. All photography is used with permission and licensed specifically for Grant Street Associates, Inc. All logo usage is only to identify the owner of the logo, and that the logo is not authorized by, sponsored by, or associated with the trademark owner. It is on good faith that all marketing material created by GSA will not be used or reproduced without our express permission or logo insignia notifying that said marketing material originated from GSA.