



**FOR SALE AT \$1,150,000**  
**121 PENNANT DRIVE**  
PLUM-MONROE COMMERCE PARK  
PITTSBURGH, PLUM, PA 15239

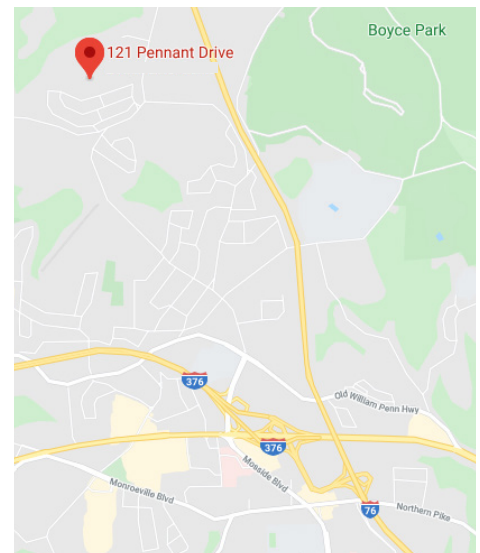


## PROPERTY FEATURES

- 15,200 SF Warehouse & Distribution Building
  - 13,500 SF warehouse (10,000 SF fully conditioned)
  - Small office area
- Ceiling height: 18' to 22'
- Fourteen (14) loading docks
  - Twelve (12) at van-height
- Built in 2012
- Fully sprinklered
- Less than 3 miles to I-376 & I-76

### EVAN CICIRELLO

Vice President  
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**CUSHMAN & WAKEFIELD |**  
**GRANT STREET ASSOCIATES, INC.**  
310 Grant Street, Suite 1825, Pittsburgh, PA  
412 391 2600  
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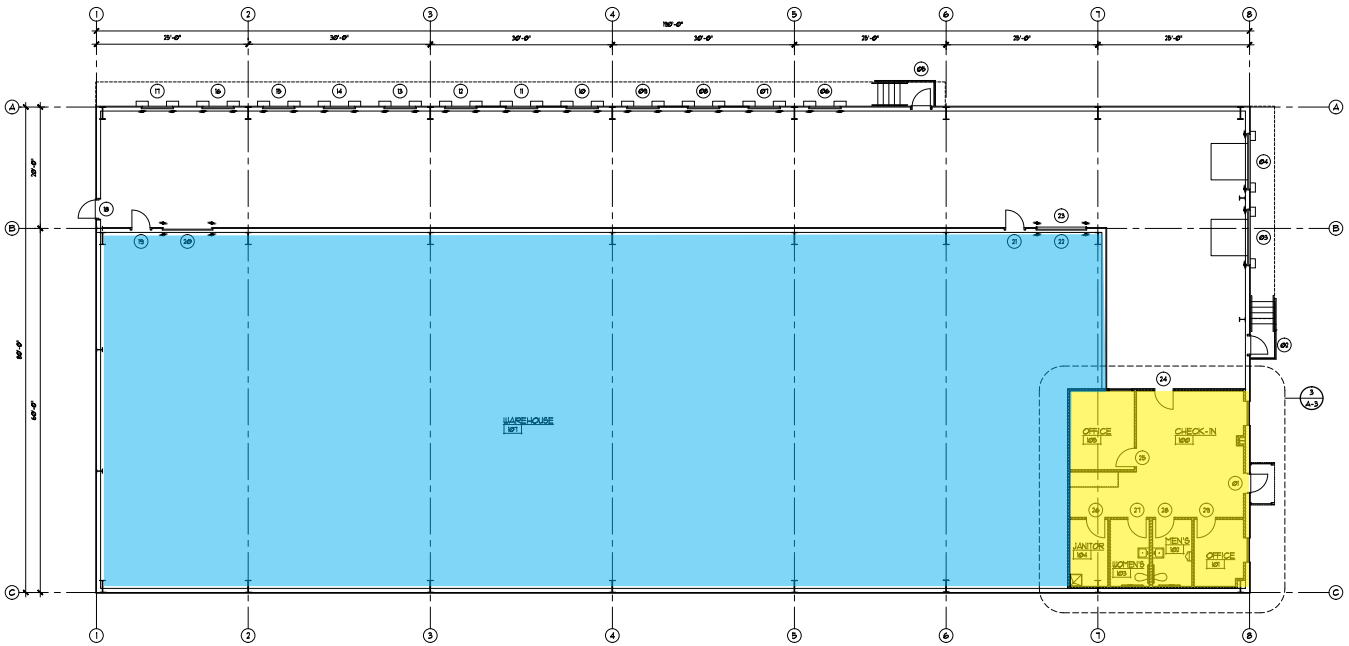
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