

# 10,000 SF Warehouse/Office | Cuddy

3 Nicholson Drive

Cuddy, PA 15031



## OFFERING SUMMARY

|                |            |
|----------------|------------|
| Lease Rate:    | Negotiable |
| Building Size: | 10,000 SF  |
| Lot Size:      | 1.8 Acres  |

## PROPERTY OVERVIEW

SVN | Three Rivers Commercial Advisors is pleased to present for sublease up to 10,000 SF warehouse and office space with yard.

Located in South Fayette, PA, 4 miles from I-79 Bridgeville Exit. 16 Miles from Pittsburgh International Airport and 15 miles from Downtown Pittsburgh.

## PROPERTY HIGHLIGHTS

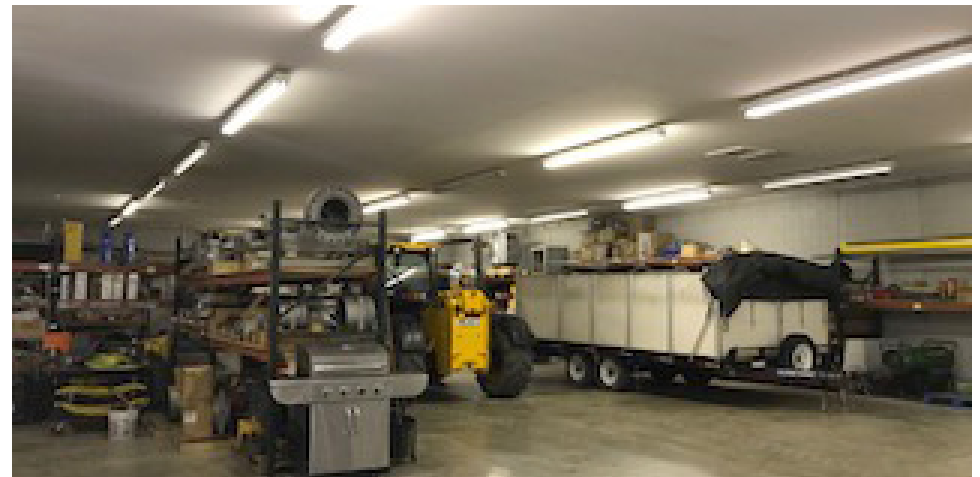
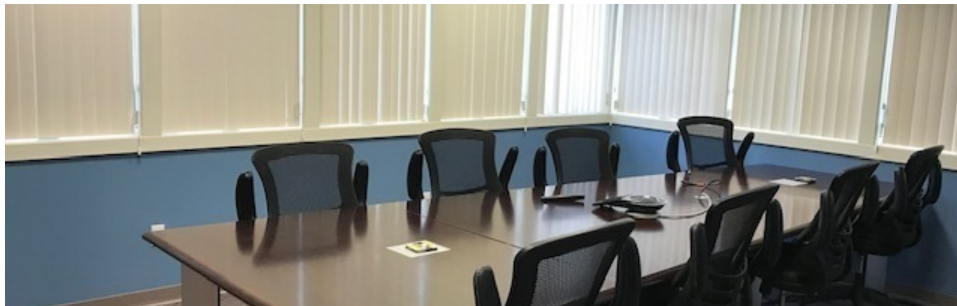
- 5,000 SF Office Space
- Large offices, training and break room, 10 ft ceilings in office space, handicapped restrooms and access
- 5,000 SF Warehouse space
- 12 Ft ceilings in warehouse
- 2 Garage doors - 1 Drive through and 1 loading dock
- Fenced yard

**Richard Beynon**  
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The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.



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**SVN**  
THREE RIVERS  
COMMERCIAL ADVISORS