

FOR LEASE/SALE

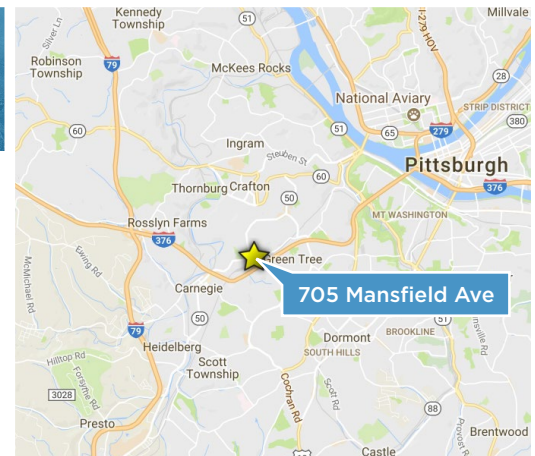
705 MANSFIELD AVE, PITTSBURGH, PA 15205

FREESTANDING WAREHOUSE & SHOWROOM WITH VISIBILITY FROM I-376



LIGHT INDUSTRIAL WAREHOUSE & SHOWROOM

Building SF:	15,964 SF total
Office:	3,384 SF finished office space with private offices, conference room and kitchenette
Showroom:	1,200 SF showroom area (30' x 40')
Warehouse:	11,380 SF (free span - 75' width)
Clear Height:	21' - 22' in the warehouse
Drive-In Doors:	11 doors - 16' w x 12' h configured as 5 drive-thru bays
Docks:	2 doors at dock height each 8' w x 8' h Dock A - shelter/bumper Dock B - bumper/edge of dock leveler
HVAC:	Fully conditioned office and showroom 4 gas-fired suspended units heat the warehouse
Electric:	800 AMPS, 240V, 3-Phase, 4-Wire
Lighting:	Metal Halide
Sprinklers:	Ordinary hazard wet system
Parking:	30 striped spaces; additional paved area on-site
Site Size:	1.88 acres
Asking Rate:	For Sale: \$1,525,000 (\$95.53/SF) For Lease: \$9.00/SF NNN
RE Taxes:	Projected at \$1.88/SF



PROPERTY & LOCATION HIGHLIGHTS

- Excellent highway access to I-376, I-79 and Downtown Pittsburgh
- 1 mile to I-376 from Exit 67 (Greentree)
- Less than 4 miles to I-79
- 5 miles to Downtown Pittsburgh
- Building signage visible from I-376
- Ideal setup for many light industrial and transportation users
- Professional Landlord

FOR MORE INFORMATION:

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OWNED &
MANAGED BY:



705 MANSFIELD AVE

PITTSBURGH, PA 15205 (ALLEGHENY COUNTY)

**FOR SALE
FOR LEASE**



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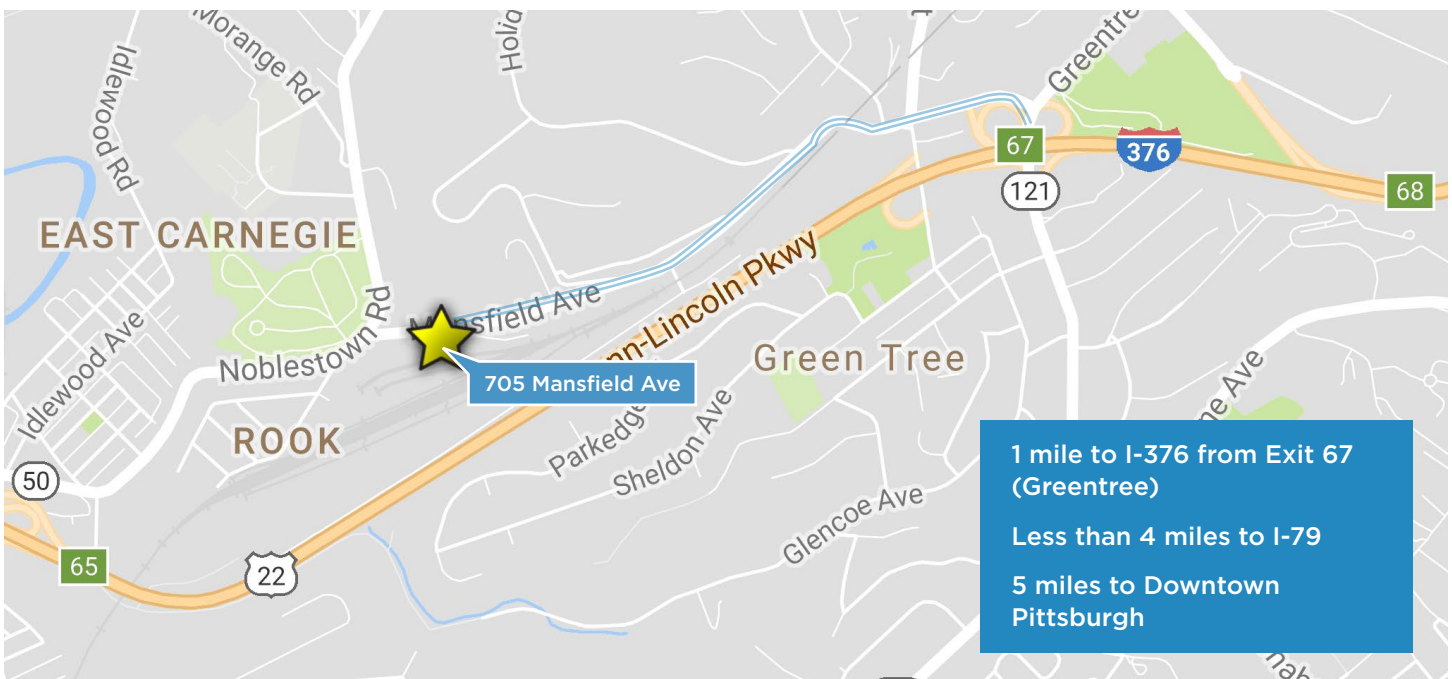
**Elmhurst
GROUP**

CBRE

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PITTSBURGH, PA 15205 (ALLEGHENY COUNTY)

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FOR LEASE**



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