



## Great Location!

Third Street, Braddock, PA 15104

## Description:

Located in an area which is zoned a Heavy Industrial District (M2) with 1000+ feet of river frontage and crane access. Permitted zoning within this classification include manufacturing, warehouse and related uses. The multiple building design and layout is considered adaptable to various users.

## Key Features:

Price: \$3,750,000  
Total Gross Bldg Area: 89,440  
Property Type: Industrial/Flex  
Property Sub-type: Warehouse  
Lot Size: 8.62 AC  
Ceiling Height Range: 12-24 ft

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## Property Features:

Situated on 8.62 acres and river access with loading/offloading area. The property consists of an overall 89,440 square feet of gross building area. 77,284 square feet of enclosed building area and two material sheds consisting of 10,020 square feet. The main office is situated at the front of the property and contains 1,536 square feet with 2 fully functional weigh stations.



For Sale  
Industrial Property



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### Gross Building Calculation:

Building	Area Sq.Ft.
1	6,000
2	9,000 (Docks)
3	19,204
4	10,080 (Docks)
5	25,500
10	7,500
Office	1,536
<b>Subtotal</b>	<b>78,820</b>
7 (material shed)	6,276
8 (material shed)	3,744
<b>Total Gross Bldg Area</b>	<b>89,440</b>

