

## FLEX BUILDING FOR SALE OR LEASE

453 Lowries Run Road, Pittsburgh PA, 15237



## **CONTACT**

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**CATHY TRESCO** 

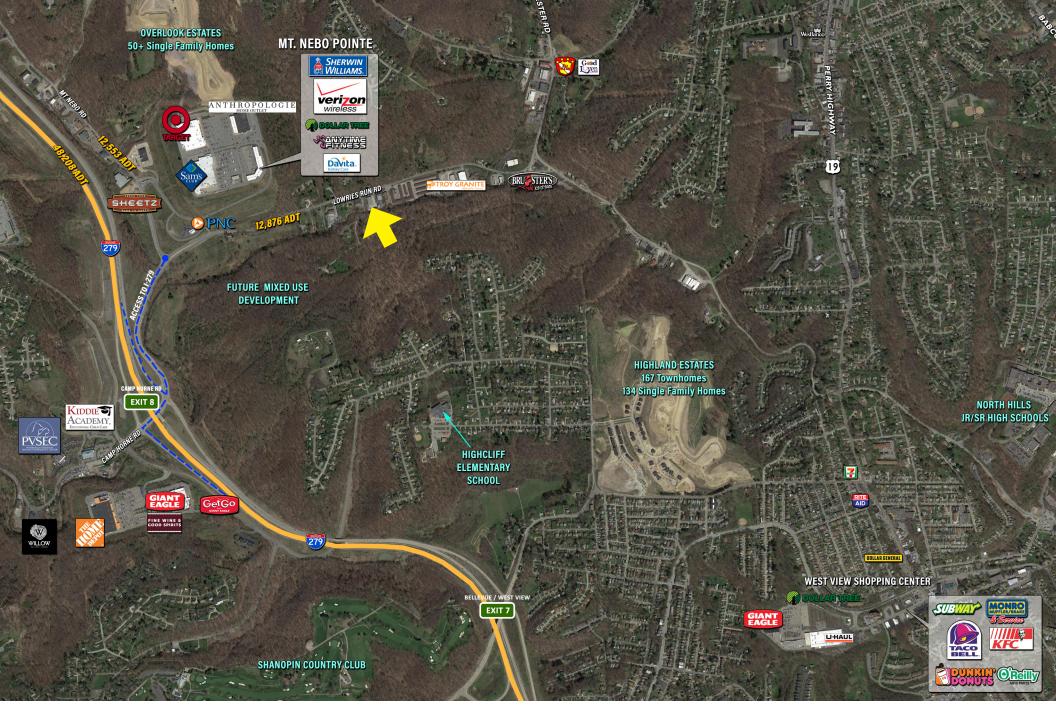
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Total Building SF	Included 1,800 SF of conditioned space
Asking Price	\$1,700,000
Land Size	0.22 acres
Power	3-phase power in addition to 400 Amps
Parking	15+ parking spaces on concreted lot
Drive In Doors	4 (13'-14' ft high)
Ceiling Height	16'
Lease Price	\$10.00 per SF NNN CAM = \$2.00/sf
Notes	<ul> <li>Great visibility with potential for lighted signage</li> <li>18 wheel truck turning radius around building</li> <li>Fully insulated walls and ceiling, drainage</li> <li>Heated and cooled office area with ADA restroom</li> <li>Multiple bays with 14' high doors</li> </ul>

11.304 SF







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