



## FLEX BUILDING FOR SALE OR LEASE

453 Lowries Run Road, Pittsburgh PA, 15237



### CONTACT

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<b>Total Building SF</b>	11,304 SF Included 1,800 SF of conditioned space
<b>Asking Price</b>	\$1,700,000
<b>Land Size</b>	0.22 acres
<b>Power</b>	3-phase power in addition to 400 Amps
<b>Parking</b>	15+ parking spaces on concreted lot
<b>Drive In Doors</b>	4 (13'-14' ft high)
<b>Ceiling Height</b>	16'
<b>Lease Price</b>	\$10.00 per SF NNN CAM = \$2.00/sf
<b>Notes</b>	<ul style="list-style-type: none"> <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>



