

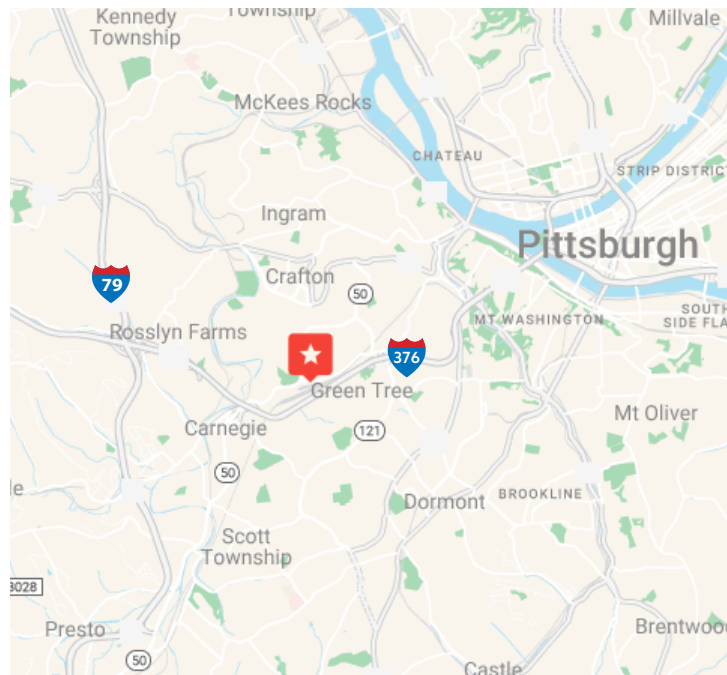
# WAREHOUSE SPACE FOR LEASE

705 MANSFIELD AVENUE, PITTSBURGH, PA 15205



## PROPERTY FEATURES:

- **15,964 SF Industrial Building For Lease**  
11,380 SF Warehouse  
3,384 SF Office & 1,200 SF Showroom
- Great highway access:  
1 mile to I-376 Greentree & 3 miles to I-79
- Minutes to Downtown Pittsburgh
- Eleven 16' x 12' drive-in doors
- Two (2) 8' x 8' dock doors
- 21' - 22' clear height
- 30 striped parking spaces



### CONTACT:

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412 261 2200

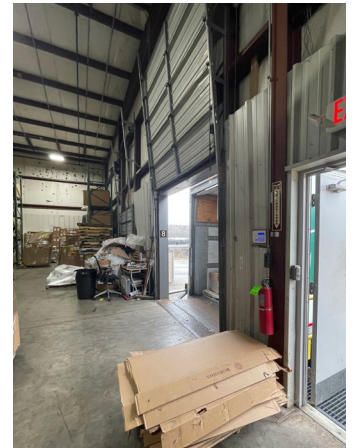
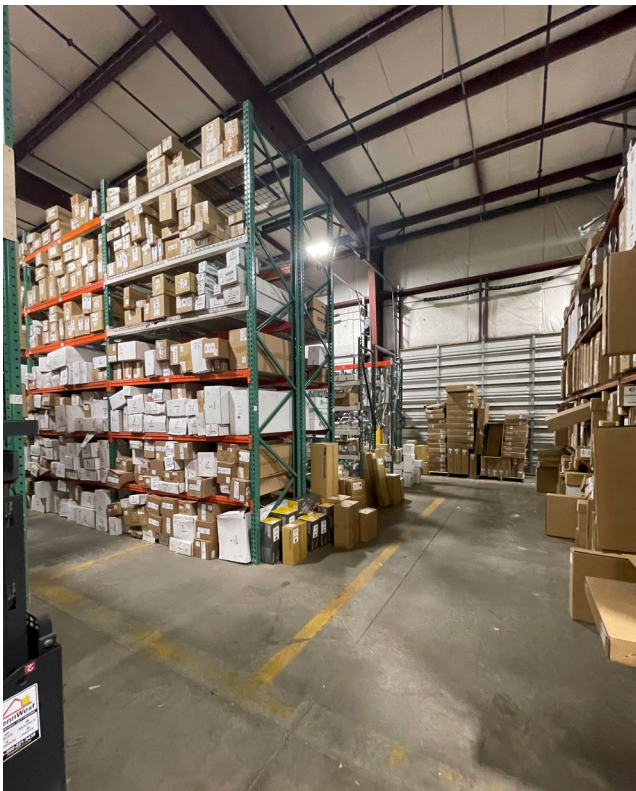
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# WAREHOUSE SPACE FOR LEASE

705 MANSFIELD AVENUE, PITTSBURGH, PA 15205



<b>Property</b>	705 Mansfield Avenue Pittsburgh, PA 15205
<b>Zoning</b>	Industrial
<b>Year Built / Renovated</b>	2000
<b>Building Area</b>	15,964 SF Total 11,380 SF Warehouse 3,384 SF Office 1,200 SF Showroom
<b>Lot Size</b>	1.88 acres
<b>Lighting</b>	Metal Halide
<b>HVAC</b>	Fully conditioned office and showroom 4 gas-fired suspended units heat the warehouse
<b>Electric</b>	800 AMPS, 240V, 3-Phase, 4-Wire
<b>Ceiling Heights</b>	21' - 22'
<b>Dock Doors</b>	Two (2) 8' x 8' dock doors Dock A - shelter/bumper Dock B - bumper/edge of dock leveler
<b>Drive in Doors</b>	11 doors - 16' x 12' configured as 5 drive-thru bays
<b>Sprinklers</b>	Ordinary hazard wet system
<b>Parking</b>	30 striped spaces; additional paved area on-site
<b>Lease Price</b>	\$11.00 / SF NNN

**CONTACT:**

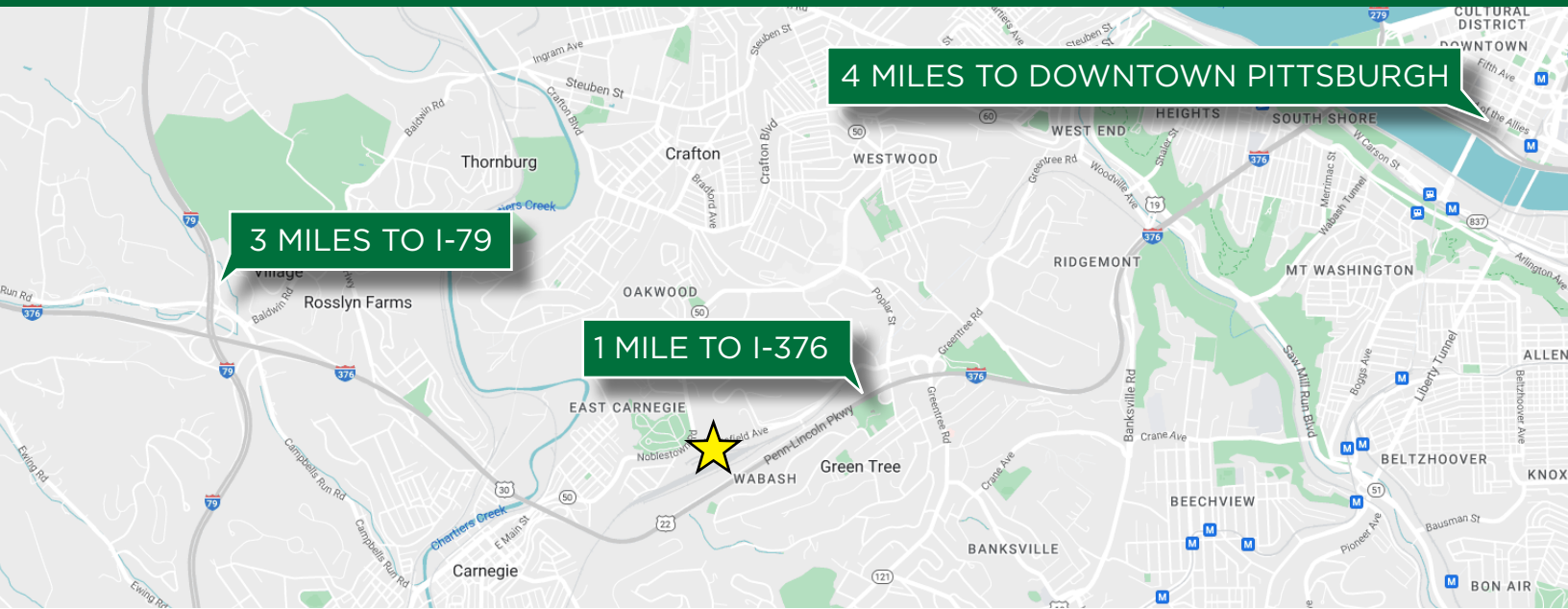
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# WAREHOUSE AVAILABLE

704 MANSFIELD AVENUE, PITTSBURGH, PA 15205



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