

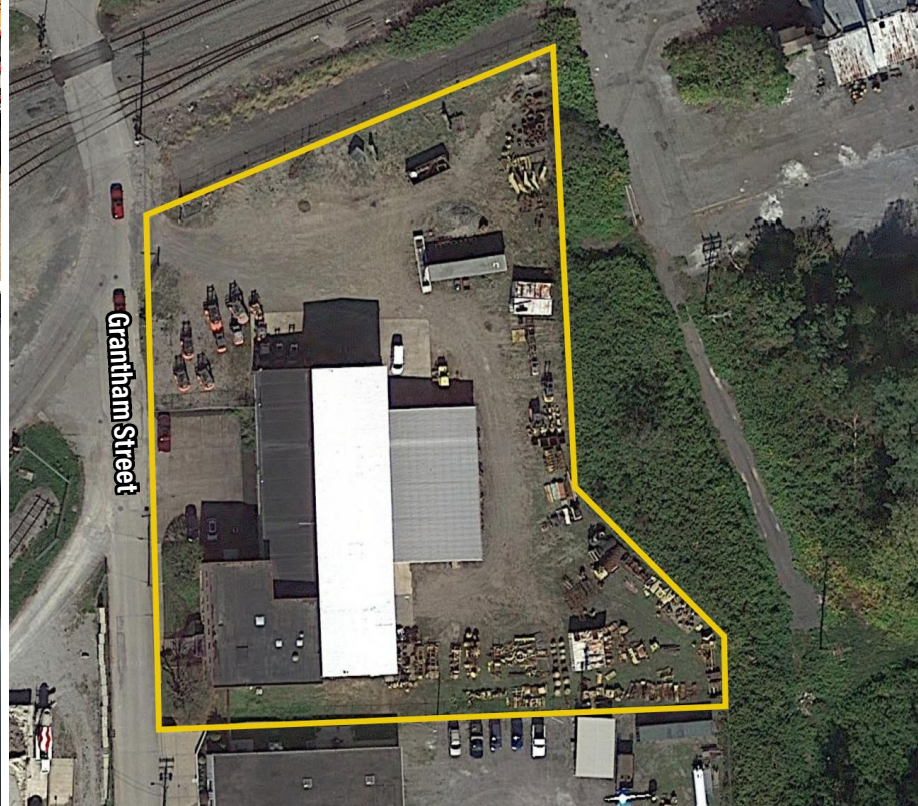
INDUSTRIAL BUILDING WITH CRANES

FOR SALE OR LEASE

460 GRANTHAM STREET, TARENTUM, PA 15084



19,725 SF INDUSTRIAL BUILDING WITH CRANES & FENCED LOT



Site	1.9 acre fenced lot
Building	19,725 SF - Three Bays
Power	240 / 3 phase
Notes	<ul style="list-style-type: none">• Investment or Owner Occupier• 7,200 SF office space• Offices newly renovated• 2nd Floor office space can be subdivided• Air Lines throughout all three bays• LED Lighting throughout industrial space• I-76 (PA Turnpike) is 7.5 miles away
Lease Rate	\$5.50 NNN
Sale Price	\$1,475,000

	Main Bay	Bay 1	Bay 2
SF	5,775 SF	2,750 SF	4,000 SF
Ceiling Heights	22' Under Hook 31' Clear Height	14' to 16' Clear Height	Clear Height 13' to 16'
Cranes	(2) 10 Ton Overhead Cranes	(2) 2 Ton Jib Cranes	(1) 2 Ton Jib Crane
Drive in Doors	(2) 14'x16' Drive In Doors		(1) 14 x 12 Drive In Door

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HANNA LANGHOLZ WILSON ELLIS

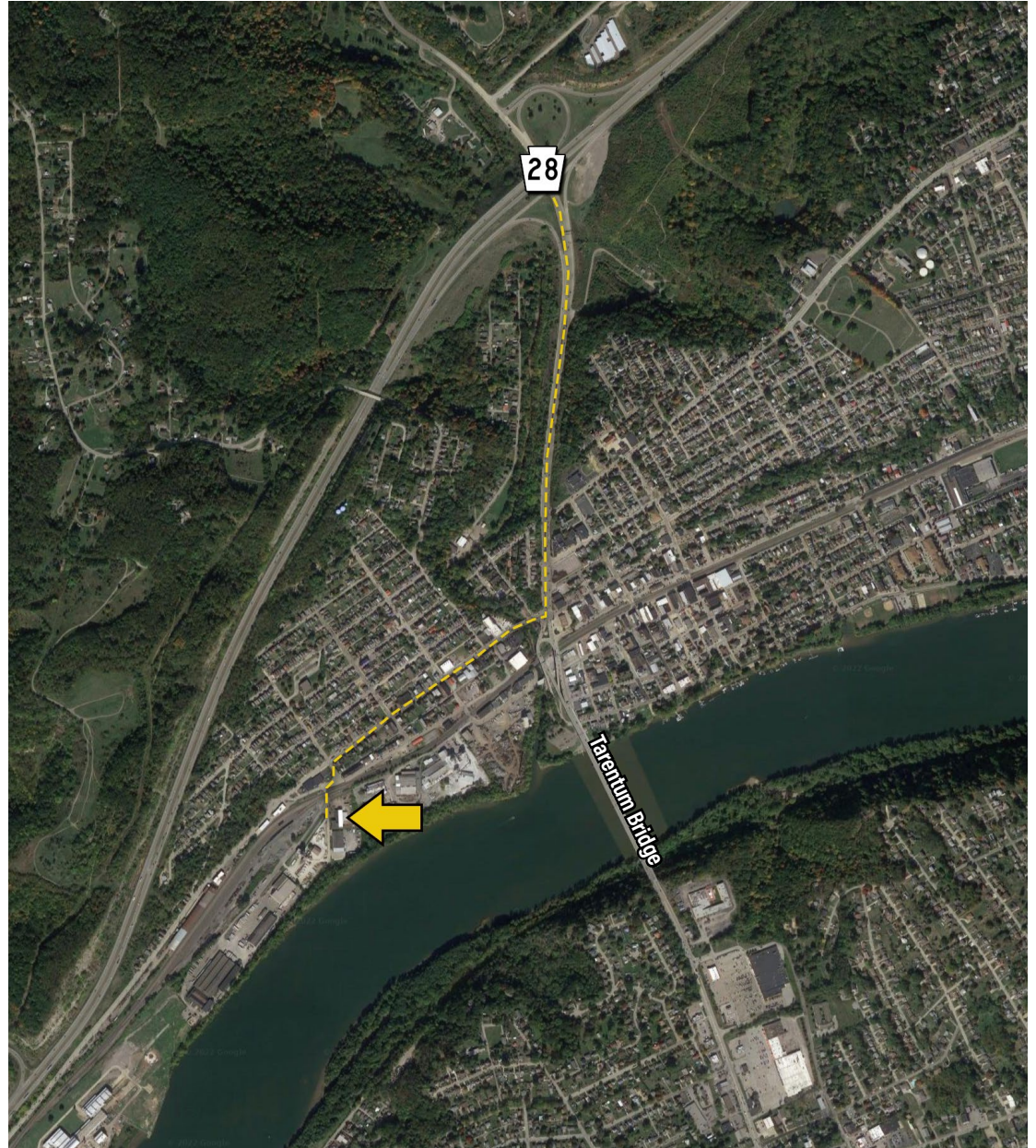
ONE PPG PLACE, SUITE 1640

PITTSBURGH, PA 15222

HANNALWE.COM

All information furnished regarding property for sale, rental or financing is from sources deemed reliable. No representation is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental, or other conditions, prior sale lease, financing or withdrawal without notice. Hanna Langholz Wilson Ellis will make no representation, and assume no obligation, regarding the presence or absence of toxic or hazardous waste or substances or other undesirable material on or about the property.

INDUSTRIAL BUILDING AVAILABLE 460 GRANTHAM STREET, TARENTUM, PA 15084



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