

WAREHOUSE AVAILABLE



ALTA VISTA BUSINESS PARK
204 SIMKO BLVD.
CHARLEROI, PA 15022

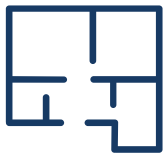
FOR SUBLEASE



NEW CONSTRUCTION - 15,000 SF WAREHOUSE - NOW AVAILABLE

HIGHLIGHTS

15,000 RSF new construction warehouse for sublease in Alta Vista Business Park.
Available Q1 of 2023.



15,000 SF



Two (2) dock
high doors



One (1) drive-
in door



28' - 31.5'
clear height

DARIN SHRIVER

724.255.9540
darin.shriver@cushwake.com
LIC# RS321512

EVAN CICIRELLO

412.697.6558
evan.cicirello@cushwake.com
LIC# RS319106

CUSHMAN & WAKEFIELD

310 Grant Street, Suite 1825, Pittsburgh, PA
412 391 2600
cushmanwakefield.com

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SPECIFICATIONS & PHOTOS



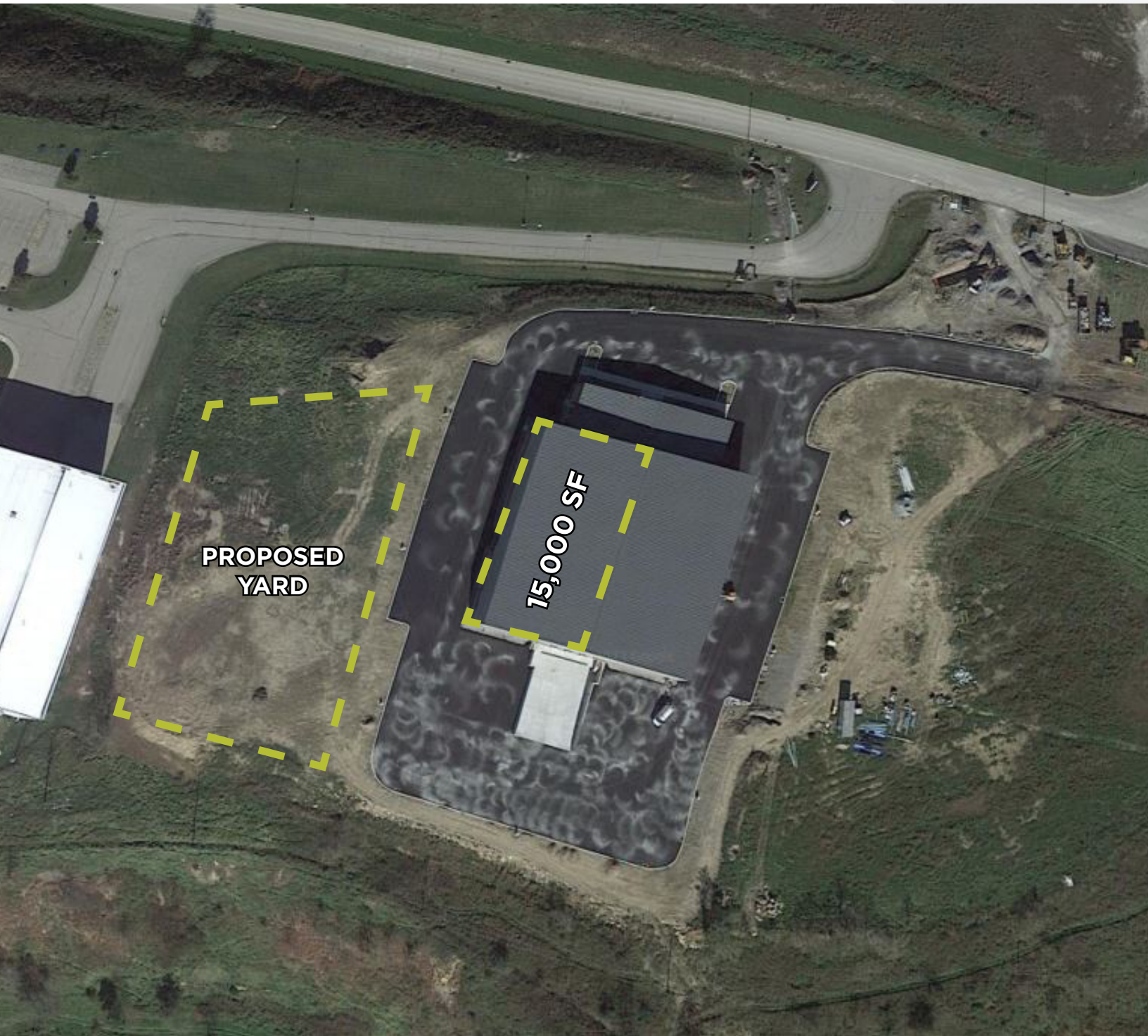
SPECIFICATIONS

SITE	9.83 acres
BUILDING	35,000 SF
CONSTRUCTION TYPE	Masonry with insulated metal panels
AVAILABLE SPACE	15,000 SF
DOCK DOORS	Two (2) dock high doors with levelers
DRIVE-IN DOORS	One (1) 10' x 10' drive-in door
COLUMN SPACING	Clear span
LIGHTING	LED
CLEAR HEIGHT	28' - 31.5'
FLOORS	6" reinforced concrete slab floor
SPRINKLERS	Fully sprinklered
ELECTRIC SERVICE	480V, 3 phase
PARKING	24 parking spaces
LAYDOWN YARD	+/- one (1) acre



FLOOR PLAN





LOCATION



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