



9,750 SF SUITE AVAILABLE

6,250 SF OF CLEAR SPAN WAREHOUSE

One (1) dock high door (10' x 8') with pneumatic leveler

One (1) drive-in door (12' x 10')

Up to 25'6" clear height

Electric: 3 phase, 480/277V, 250 amp

Reznor heating units

Floor drains

Column free

Shop restroom

Skylights, ceiling fans

1,750 SF OF CLIMATE CONTROLLED STORAGE

9'2" clear height

Accessible from warehouse via double doors

Racking available

Full HVAC

1,750 SF OF OFFICE

Three (3) private offices

Two (2) ADA rest rooms

Open area for workstations

DARIN SHRIVER

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LIC# RS321512

EVAN CICIRELLO

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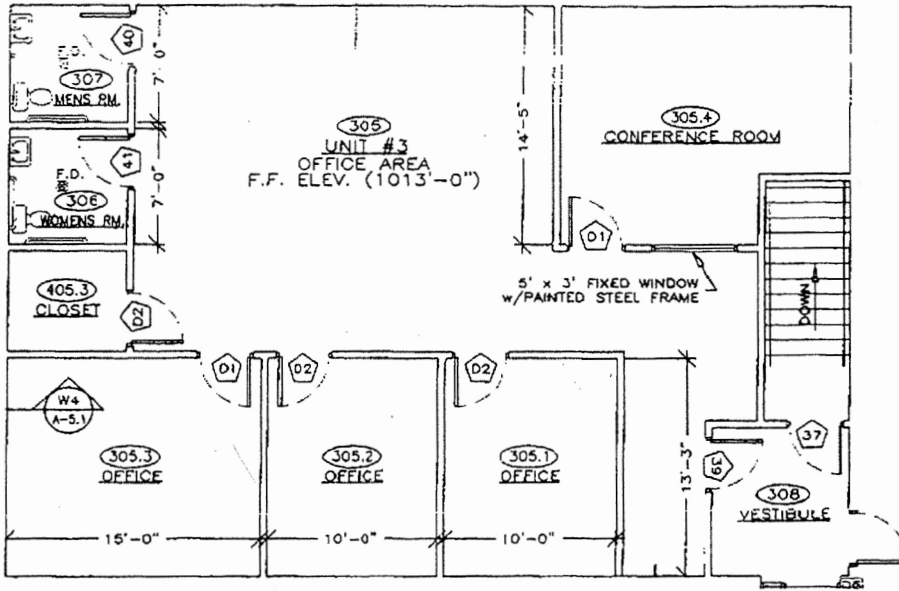
CUSHMAN & WAKEFIELD

310 Grant Street, Suite 1825, Pittsburgh, PA

412 391 2600

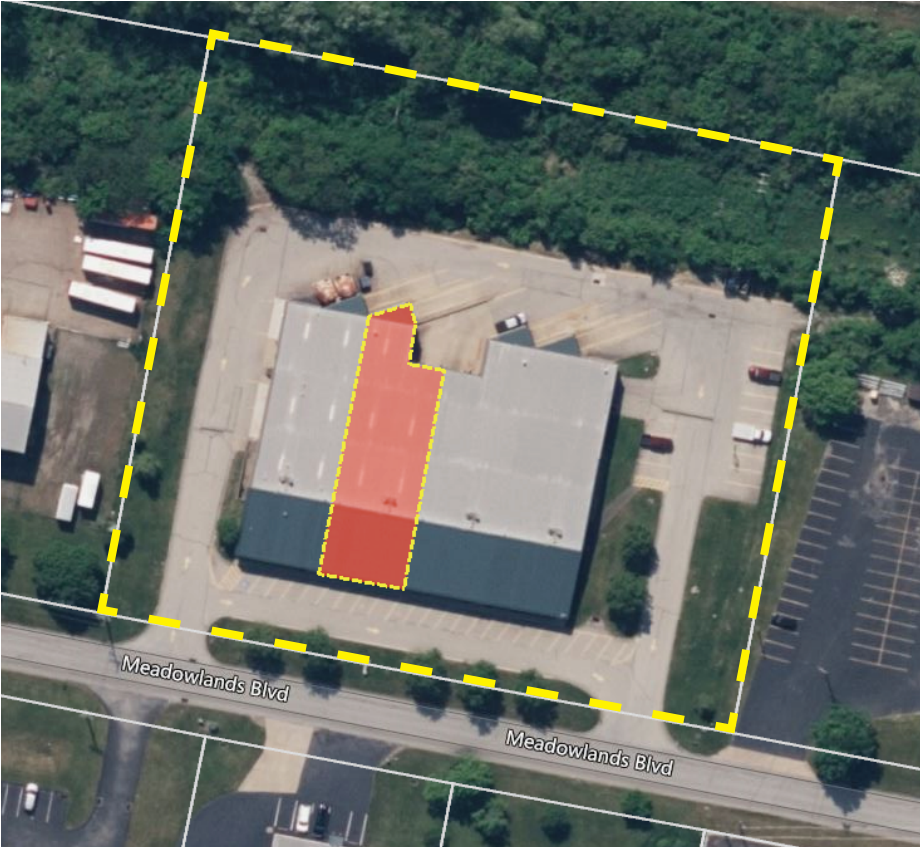
cushmanwakefield.com

FLOORPLAN & AERIAL



OFFICE FLOOR PLAN

AVAILABLE 9,750 SF SUITE



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PHOTOS



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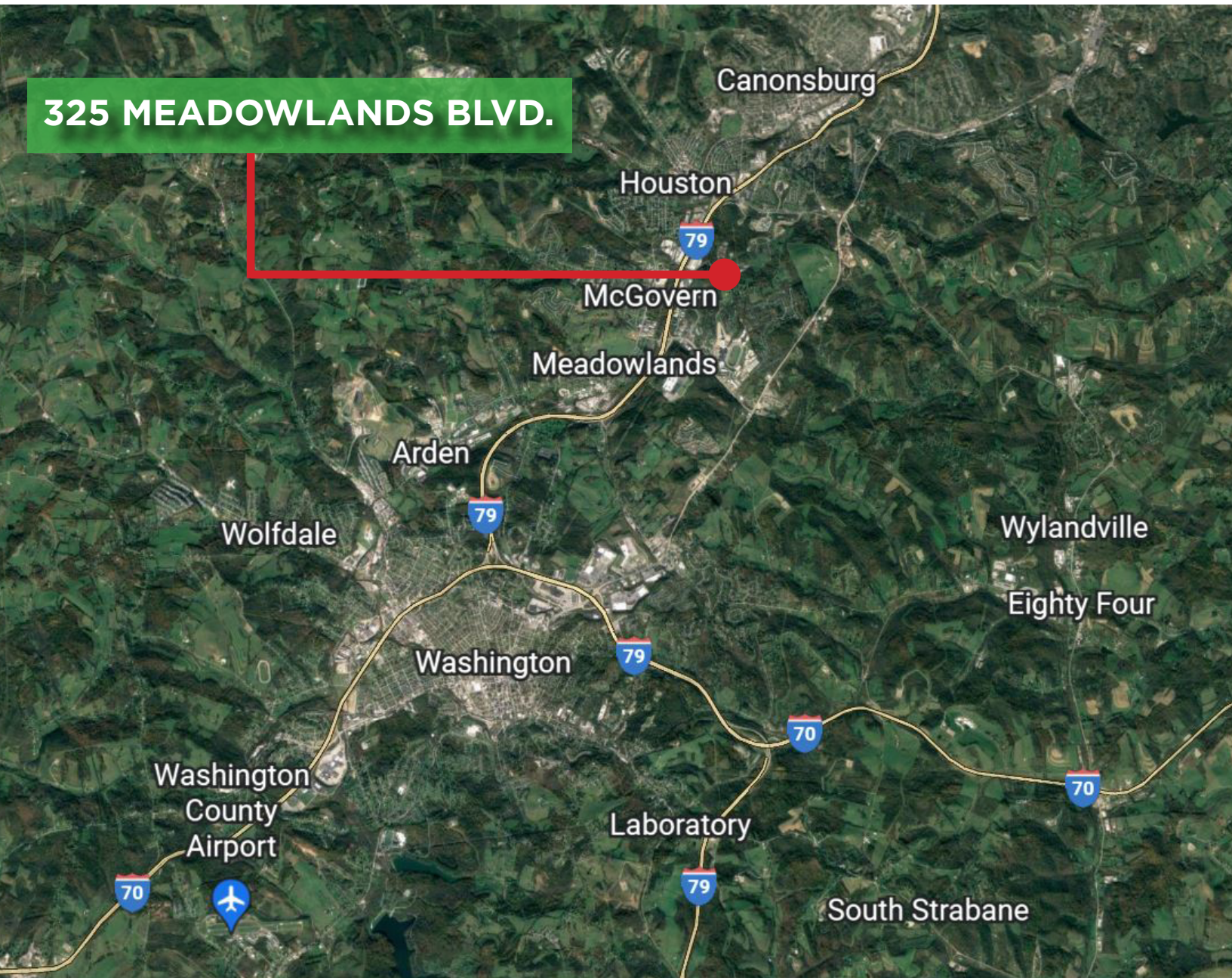
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PRIME LOCATION



IMMEDIATE ACCESS TO I-79 (<1 MILE), LOCATED OFF EXIT 41
(NEXT TO MEADOWLANDS RACETRACK)

325 MEADOWLANDS BLVD.



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