

FOR LEASE

WAREHOUSE / LIGHT MANUFACTURING SPACE

2240 BOYD RD., EXPORT, PITTSBURGH, PA 15632



2240 BOYD ROAD FEATURES:

- Up to 47,720 SF total available for lease
- **Building One:** T-4 - 20,000 SF
- **Building Two:** T-5 - 27,720 SF Stand Alone Warehouse
- Two (2) Buildings on 15.5 acres
- Warehouse/light manufacturing space
- Export/Delmont area off of Route 22
- Easy access to Route 66/Turnpike Ext. (less than 2.5 miles)
- 20 - 24 ft ceiling heights and multiple dock doors



**Guardian
Realty**
Solutions, LLC

Christina M. Bucciero

President/Broker of Record

412.445.5134 mobile

412.829.0900 x 107 office

412.829.0933 fax

cbucciero@gcmsi.com

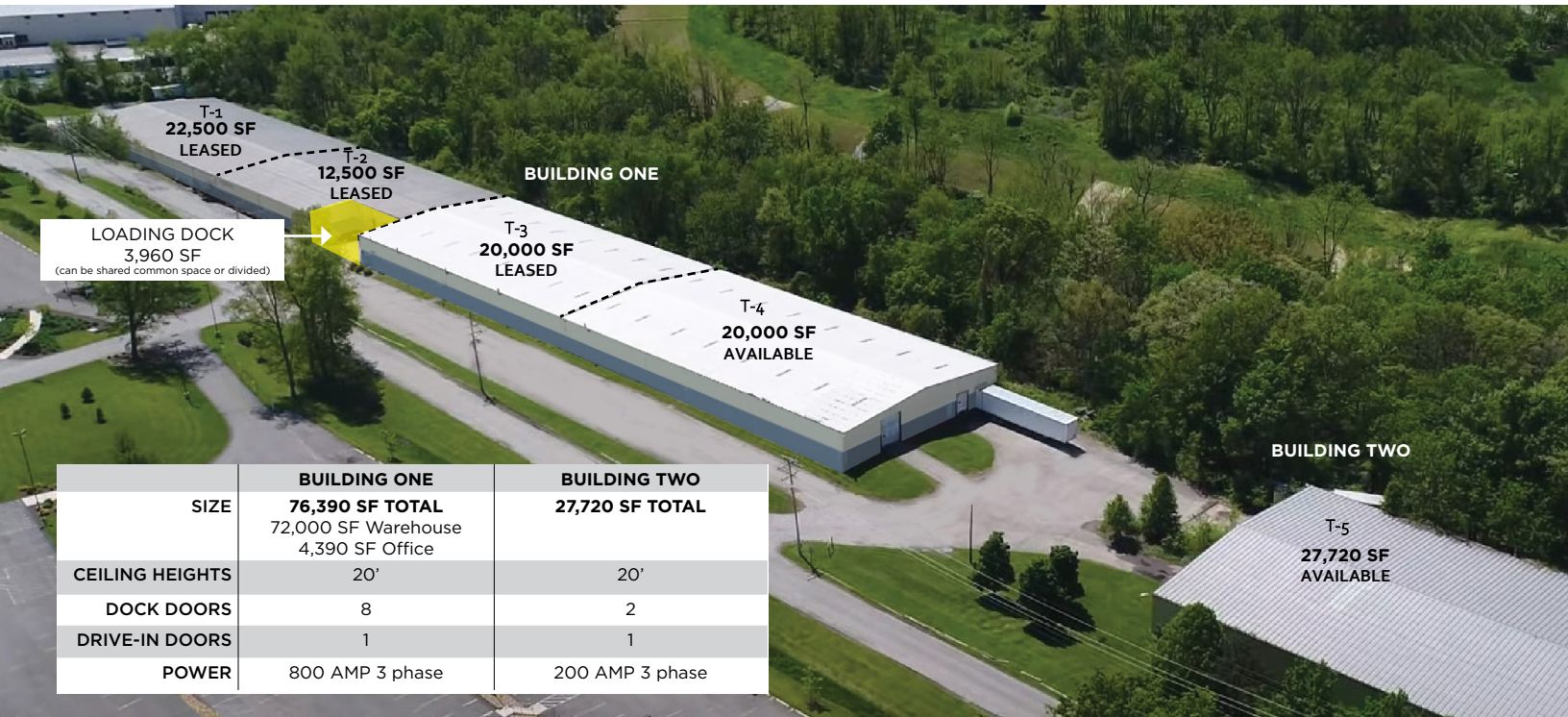
RM #423313 RB #068430

Guardian Realty Solutions, LLC | #610, 4530 William Penn Hwy, Murrysville, PA 15668 | www.guardianrealtysolutions.com

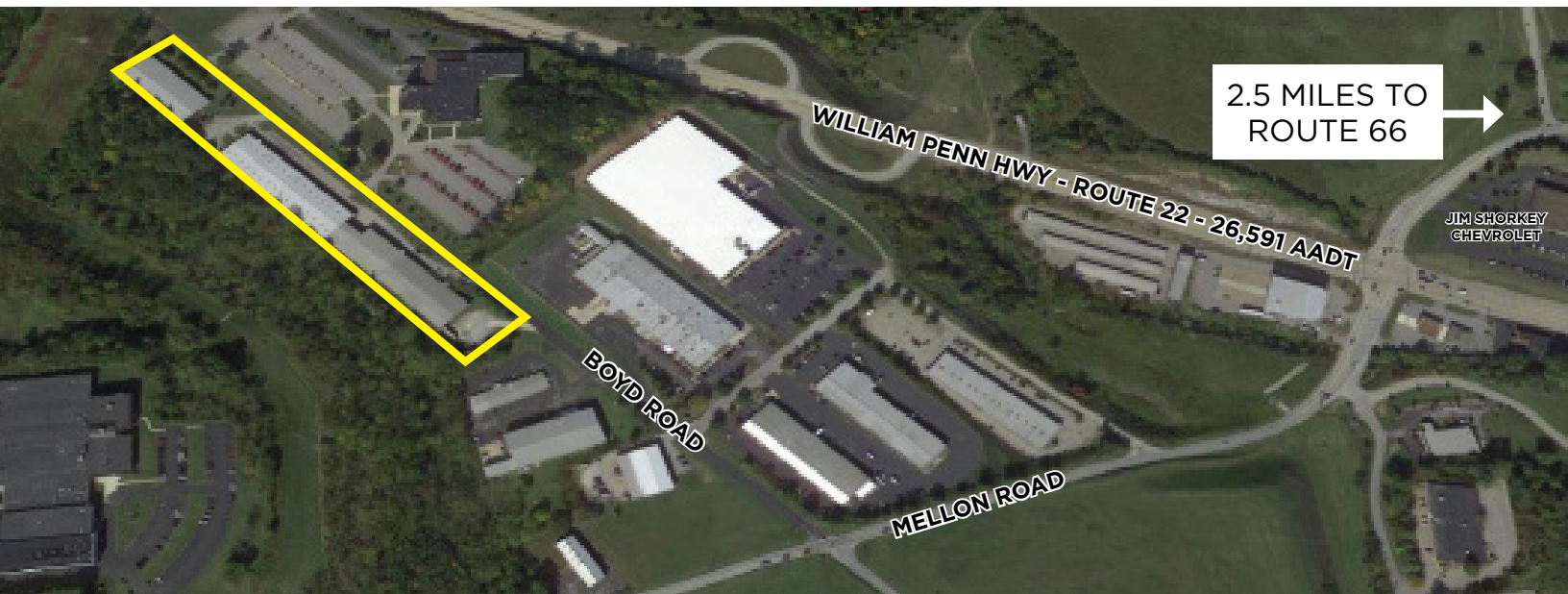
*No warranty or representation express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, change of price, rental or other conditions, withdrawal without notice, and to any special listing condition, imposed by our principals. All photography is used with permission and licensed specifically for Guardian Realty. All logo usage is only to identify the owner of the logo, and that the logo is not authorized by, sponsored by, or associated with the trademark owner.

INDUSTRIAL SPACE FOR LEASE

2240 BOYD ROAD, EXPORT, PA 15632



	BUILDING ONE	BUILDING TWO
SIZE	76,390 SF TOTAL 72,000 SF Warehouse 4,390 SF Office	27,720 SF TOTAL
CEILING HEIGHTS	20'	20'
DOCK DOORS	8	2
DRIVE-IN DOORS	1	1
POWER	800 AMP 3 phase	200 AMP 3 phase



GET IN TOUCH



Cynthia L. Whiteman
Sales Associate
412.297.3567 mobile
412.829.0900 x 109 office
412.829.0933 fax
cwhiteman@gcmsi.com
RS #357888 RB #068430

Christina M. Bucciero
President/Broker of Record
412.445.5134 mobile
412.829.0900 x 107 office
412.829.0933 fax
cbucciero@gcmsi.com
RM #423313 RB #068430

Guardian Realty Solutions, LLC | #610, 4530 William Penn Hwy, Murrysville, PA 15668 | www.guardianrealtysolutions.com

*No warranty or representation express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, change of price, rental or other conditions, withdrawal without notice, and to any special listing condition, imposed by our principals. All photography is used with permission and licensed specifically for Guardian Realty. All logo usage is only to identify the owner of the logo, and that the logo is not authorized by, sponsored by, or associated with the trademark owner.

INDUSTRIAL SPACE FOR LEASE

2240 BOYD ROAD, EXPORT, PA 15632

T-1 Overview – 22,500 SF

- All New MEP's
- Onsite Parking
- LED Warehouse Lighting
- Customizable Sprinkler System
- 3,000 SF of Customizable Office
- Additional Overhead Door Possible
- Customizable New Electrical Service
- Two (2) 8 x 10 Overhead Doors w/ Loading Docks

T-2 & T3 Overview – 12,500 SF + 2,000 SF Loading Dock

- All New MEP's
- Onsite Parking
- LED Warehouse Lighting
- New Office & Restrooms
- Customizable Sprinkler System
- Customizable New Electrical Service
- Two (2) Overhead Doors w/ Loading Docks & Covered Recessed Area

T-4 Overview – 20,000 SF

- All New MEP's
- Onsite Parking
- Customizable Office
- LED Warehouse Lighting
- Customizable Sprinkler System
- One (1) At Grade Overhead Door
- Customizable New Electrical Service
- Two (2) 8 x 10 Overhead Doors w/ Loading Docks

T-5 Overview – 27,720 SF

- Onsite Parking
- Fully Sprinklered
- LED Warehouse Lighting
- Fully Heated Warehouse
- 200 Amp Electrical Service
- Customizable Office Space
- One (1) 11 x 13 At Grade Overhead Door
- Two (2) 10 x 10 Overhead Doors w/ Loading Docks

ADDITIONAL DETAILS:

Locally Owned & Managed

Rental Structure is NNN* with Separately Metered G&E

*Rates based on Tenants Term & Tenant Improvements

ALL Suites Fully Customizable to Accommodate Tenants Needs

FINAL SUITES AVAILABLE - T4 & T5 available from 20,00 SF - 47,720 SF located in Penn Township T-5 Stand Alone Building Located in Murrysville Township

GET IN TOUCH



Cynthia L. Whiteman

Sales Associate
412.297.3567 mobile
412.829.0900 x 109 office
412.829.0933 fax
cwhiteman@gcmsi.com
RS #357888 RB #068430

Christina M. Bucciero

President/Broker of Record
412.445.5134 mobile
412.829.0900 x 107 office
412.829.0933 fax
cbucciero@gcmsi.com
RM #423313 RB #068430

Guardian Realty Solutions, LLC | #610, 4530 William Penn Hwy, Murrysville, PA 15668 | www.guardianrealtysolutions.com

*No warranty or representation express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, change of price, rental or other conditions, withdrawal without notice, and to any special listing condition, imposed by our principals. All photography is used with permission and licensed specifically for Guardian Realty. All logo usage is only to identify the owner of the logo, and that the logo is not authorized by, sponsored by, or associated with the trademark owner.