

FOR SALE OR LEASE > INDUSTRIAL FLEX SPACE

1592 Roseytown Road

GREENSBURG, PA 15601



Building Information

Construction:

- > Original construction in 1974
- > Warehouse additions in 1976 & 1980
- > Office space added in 1996

Concrete Slab:

- > Excellent condition
- > 6" Reinforced concrete slab

Insulation:

- > Food grade warehouse & refrigeration

Asking Sale Price:

- > \$2,950,000 (\$37.83 PSF)

Asking Lease Rate:

- > \$5.00 / SF NNN

77,980 SF Total with 64,408 SF Leased

13,572 SF Available:

- > 13,572 SF - Refrigerated warehouse
- > Shipping office and restrooms

Other Details:

- > Three dock height doors with manual levelers and dock seals / locks
- > One drive-in door to refrigerated warehouse
- > Concrete apron for docks / trailers SMACNA standards
- > All public utilities to site
- > 16' to 23' Clear ceiling height
- > Wet sprinkler system with dry delay
- > Zoned light industrial



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