

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

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



JOHN BILYAK SIOR, CCIM
PRINCIPAL | PITTSBURGH
INDUSTRIAL BROKERAGE
412 321 4200 | EXT. 209
john.bilyak@colliers.com

GREGG BROUJOS
MANAGING DIRECTOR & FOUNDING
PRINCIPAL | PITTSBURGH
412 321 4200 | EXT. 206
gregg.broujos@colliers.com

COLLIERS INTERNATIONAL | PITTSBURGH
Two Gateway Center
603 Stanwix Street, Suite 125
Pittsburgh, PA 15222
www.colliers.com/pittsburgh

