



1360 Island Avenue  
McKees Rocks, PA

jll.com


# For Lease

1360 Island Avenue | McKees Rocks, PA 15136

**+/- 36,250 SF**

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**SITE**



**PROPERTY INFORMATION**

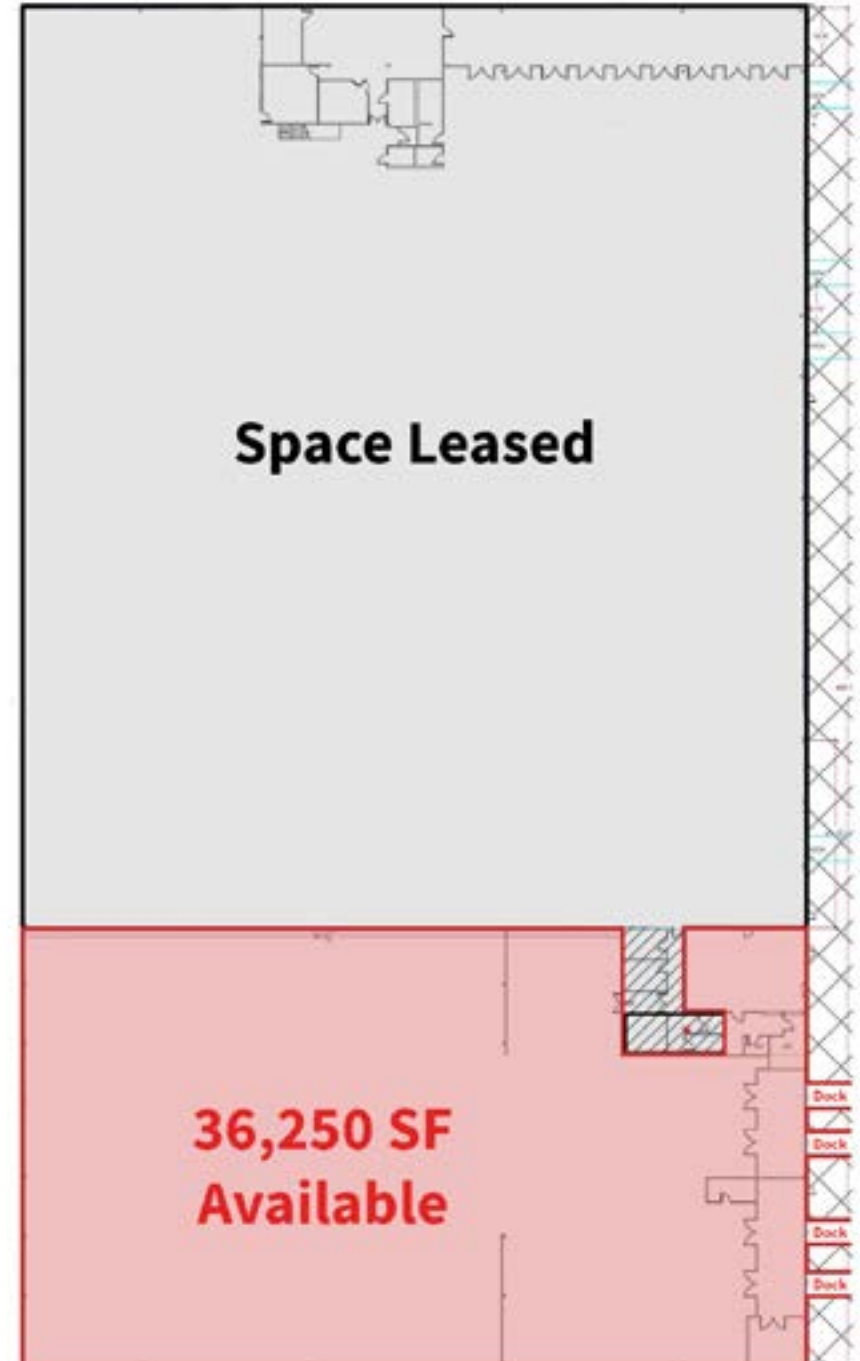
Site Size	6.21 AC
Zoning	C-1
Municipality	City of Pittsburgh
Parcel ID	0112-R-00375-0000-00

**BUILDING SPECS**

Building Size	± 114,552 SF
Total Available Size	± 36,250 SF
Warehouse	± 34,750 SF
Office Space	± 1,500 SF
Clear Height	16' to beam; 23' to deck
Column Spacing	Generally 58' x 20'
Docks	4 (8' x 10') with levelers
Drive-in Doors	1 (ramped)
Electric	3 Phase electrical service
Fire Supression	Ordinary hazard wet system
Rental Rate	\$6.25 /SF NNN

**HIGHLIGHTS**

- Owner-occupied building with management on site.
- Fully fenced/gated secure site.
- Monument signage opportunity.
- Proven business location accessible to the Pittsburgh CBD and the regional highway system.



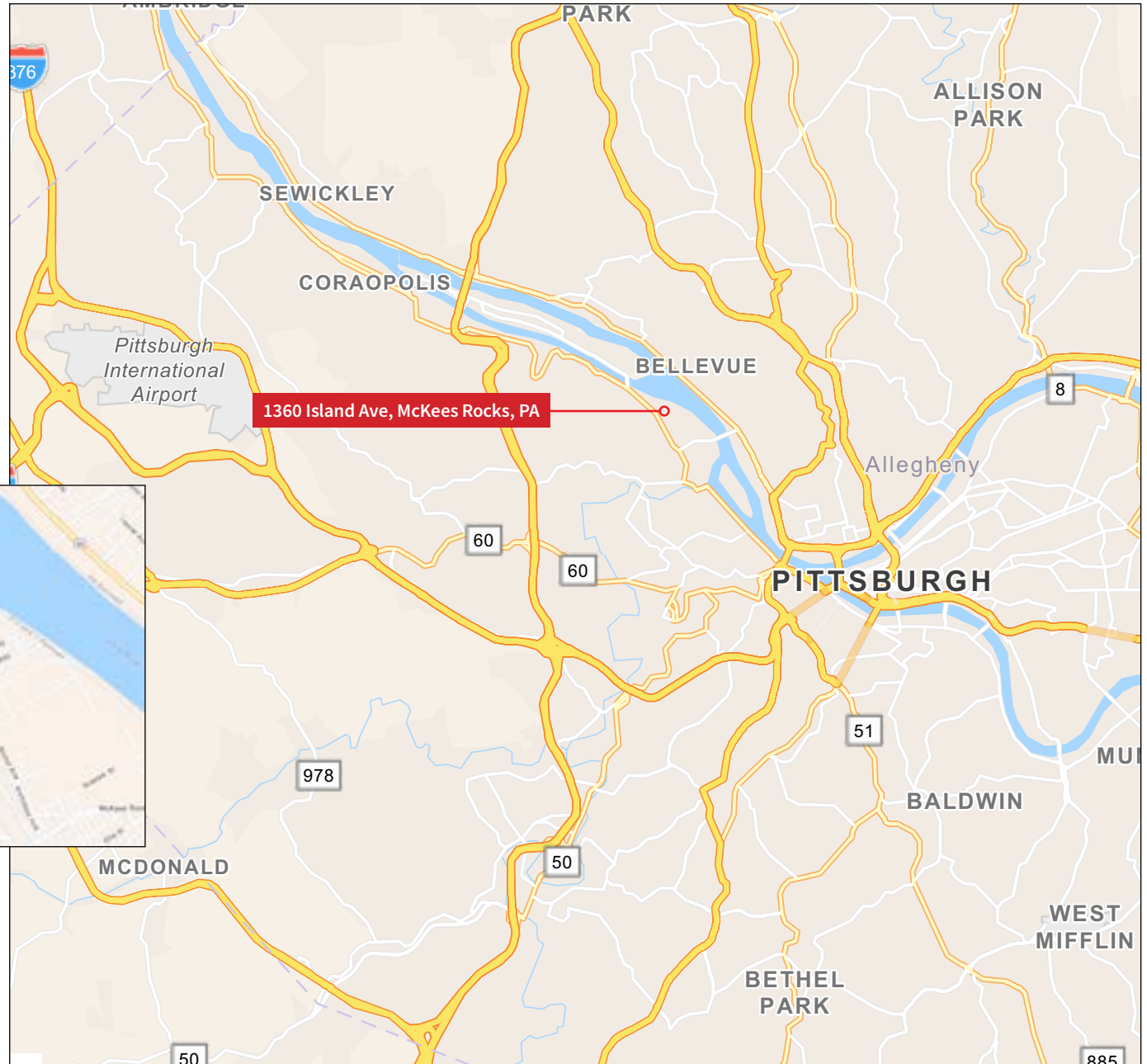


**PHOTOS**



### KEY DISTANCES

0.3 miles (2 min) to SR 51  
2.3 miles (10 min) to SR 65  
8.4 miles (25 min) to I-736  
4.5 miles (18 min) to I-79  
19 miles (40 min) to I-76  
22 miles (30 min) to Cranberry, PA  
6 miles (15 min) to Pittsburgh, PA  
14 miles (22 min) to PIT Airport







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