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For Sublease

2301 Duss Avenue | Ambridge, PA 15003

**± 16,380 SF &
1.0 AC Yard**

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 **JLL** SEE A BRIGHTER WAY

SITE



PROPERTY INFORMATION

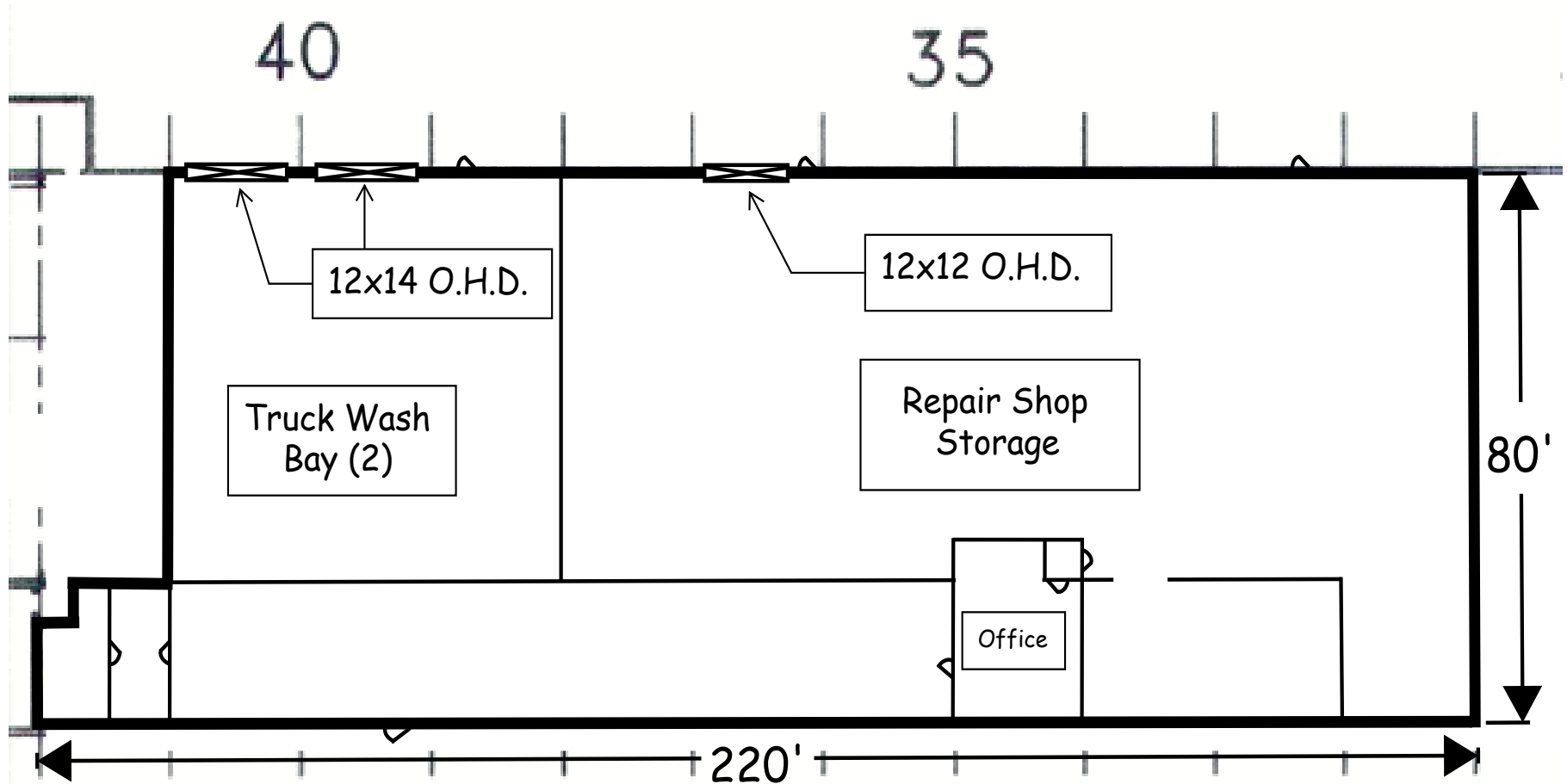
Building Size	± 16,380 SF (potential expansion to 26,000 SF)
Truck Parking	1.01 AC (exclusive parking area)
Zoning	Manufacturing & Industrial
Municipality	Ambridge Borough & Harmony Township, PA

BUILDING SPECS

Total Available Size	± 16,380 SF
Warehouse	± 12,000 SF
Office Space	± 4,000 SF
Clear Height	18' - 28'
Dimensions	± 205' x 80'
Docks	1 external dock position
Drive-in Doors	2 (16'w x 14'h) & 1 (12'w x 12'h)
Power	3 Phase electrical service
Sublease Term	Through 10/31/2027 (direct lease with Landlord possible)
Rental Rate	\$9.50 /SF Modified NET



FLOOR PLAN



± 16,380 SF Available

PHOTOS



KEY DISTANCES

0.2 miles (5 min) to Rt 65

39 miles (47 min) to I-70

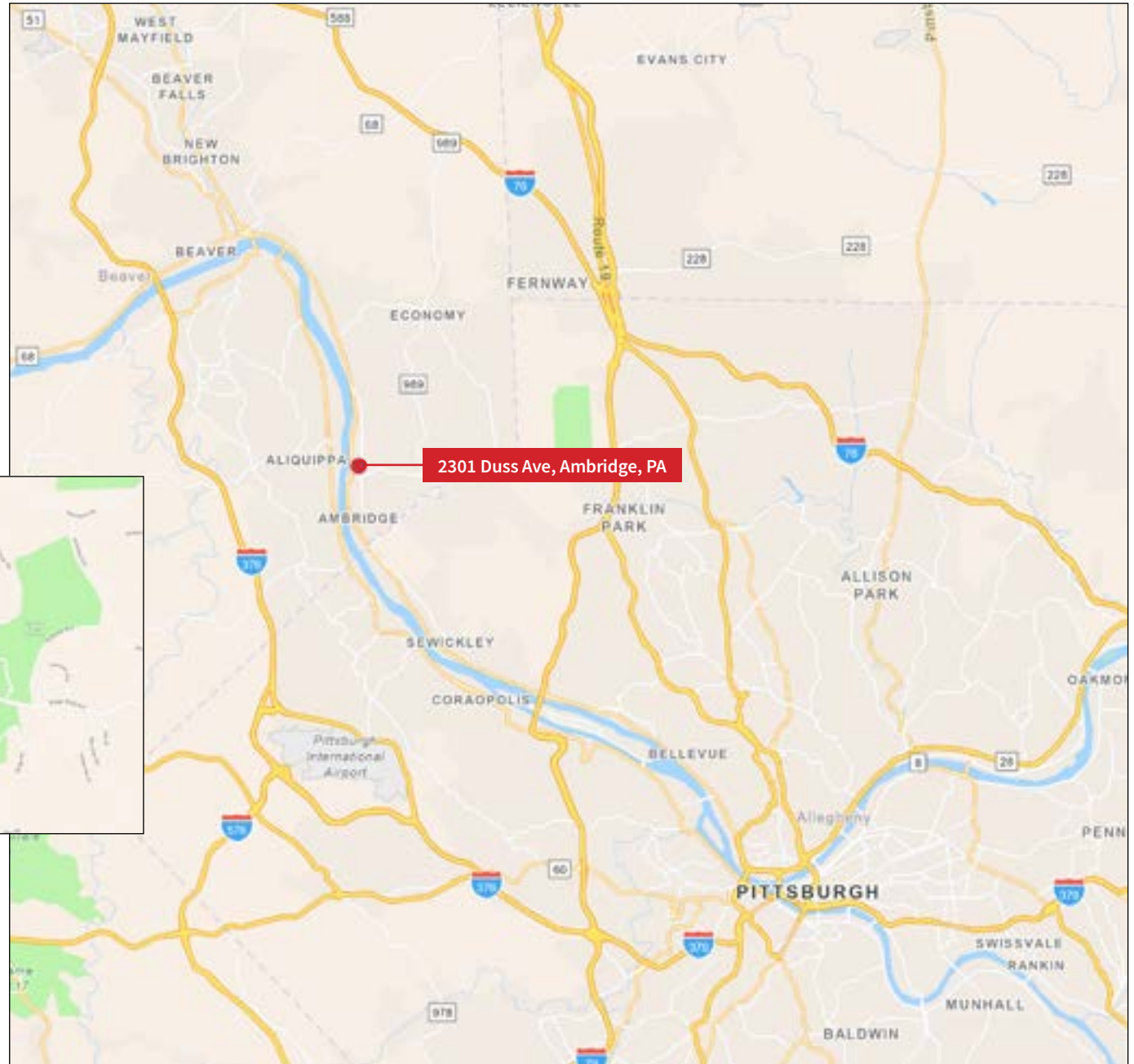
10 miles (15 min) to I-79

19 miles (27 min) to I-376

11 miles (22 min) to Cranberry, PA

24 miles (34 min) to Pittsburgh, PA

12 miles (19 min) to PIT Airport





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