



jll.com


For Sublease

1000 Gregg Street | Carnegie, PA 15106

+/- 64,000 SF

Greg Hopkins
412.770.5295
greg.hopkins@jll.com

Alec Staiger
412.977.4184
alec.staiger@jll.com

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SITE



PROPERTY INFORMATION

Building Size	± 64,000 SF
Site Size	1.35 AC
Zoning	I-1 General Industrial
Municipality	Scott Township
Parcel ID	0102-E-00185-0000-00

BUILDING SPECS

Total Available Size	± 64,000 SF
Warehouse	± 59,800 SF
Office Space	± 4,200 SF (recently renovated)
Clear Height	Primarily 15' - 16'3" to beam; 27'9" to deck
Column Spacing	Areas of 110' wide clear span
Docks	3 internal dock positions
Drive-in Doors	1 drive-in door
Power	3 Phase electrical service
Sublease Term	Through 2/28/2027 (direct lease with Landlord possible)
Rental Rate	\$5.50 /SF Modified Gross



PHOTOS



KEY DISTANCES

17 miles (25 min) to I-70

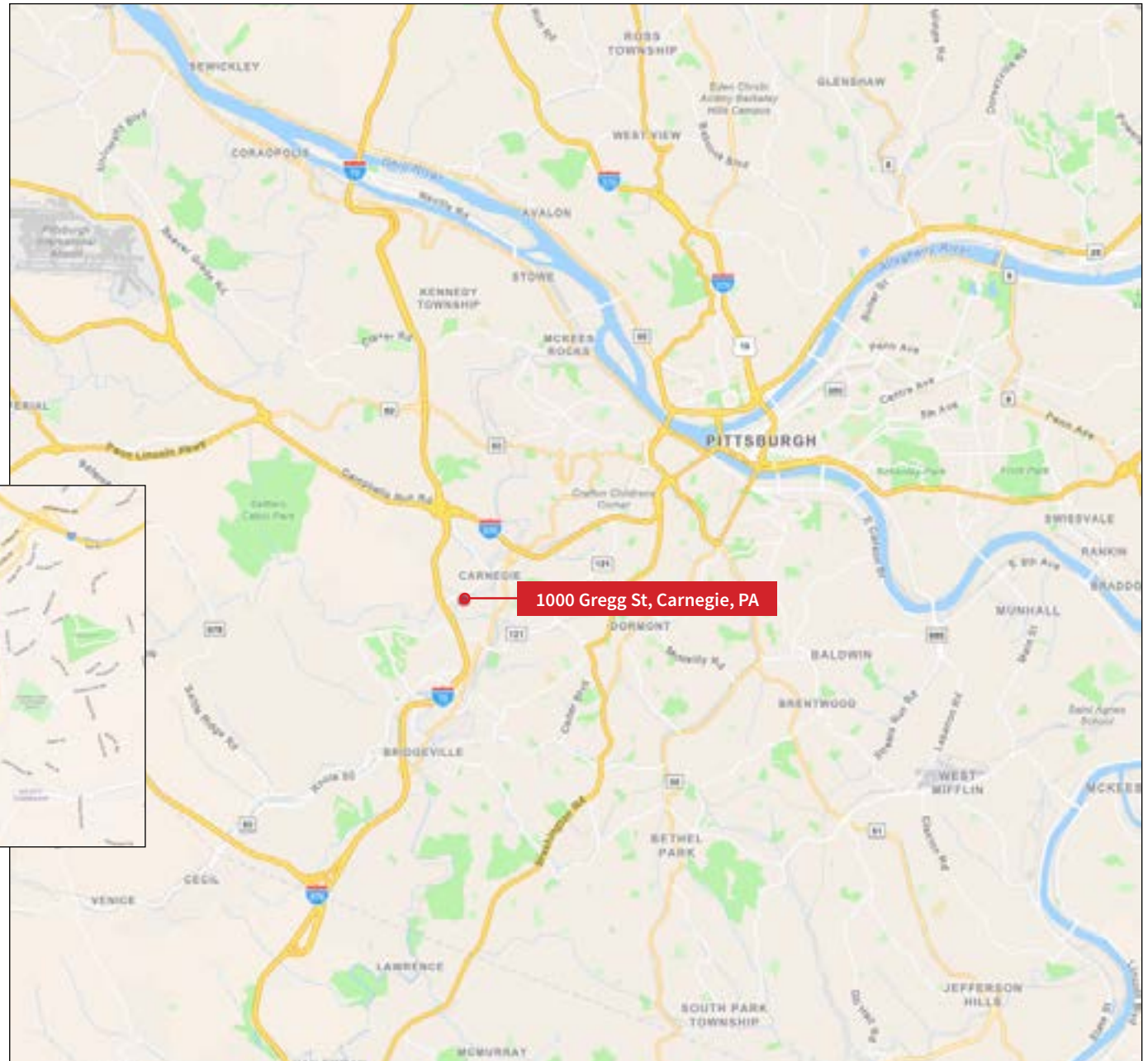
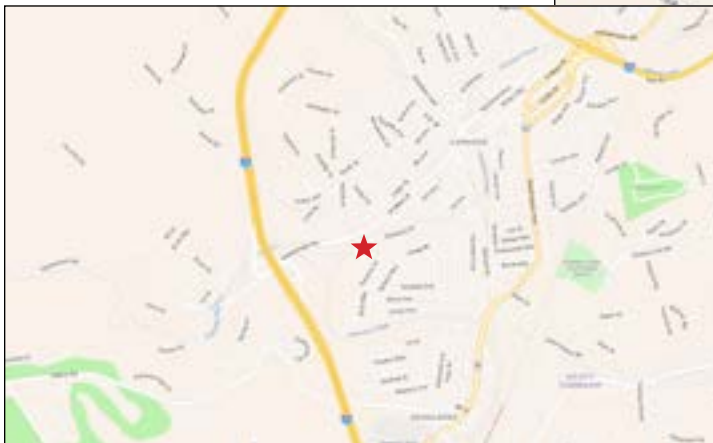
0.40 miles (5 min) to I-79

1.74 miles (12 min) to I-376

19 miles (40 min) to Cranberry, PA

5 miles (20 min) to Pittsburgh, PA

42 miles (50 min) to Wheeling, WV





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