

# Industrial Acreage For Sale or Lease - 12.3 AC

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Intermodal Way | McKees Rocks, PA 15136

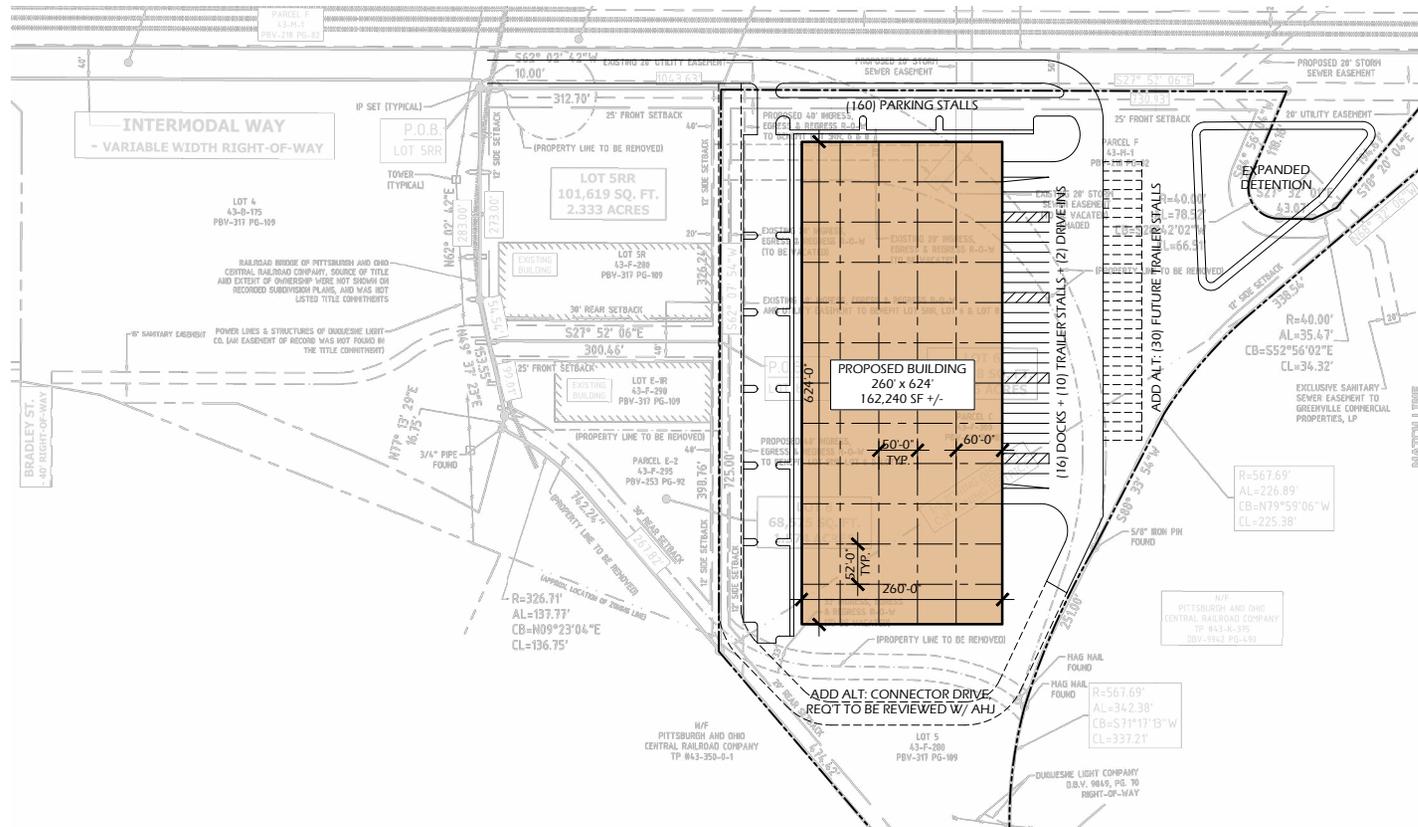
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 **JLL** SEE A BRIGHTER WAY

**SITE PLAN**



**HIGHLIGHTS**

- Central location, excellent access to regional highway system
- Strategic distribution point
- Federal Opportunity Zone
- Single tenant BTS
- Industrial outdoor storage
- Potential rail access with Genesee & Wyoming

**BUILDING SPECS (REPRESENTATIVE)**

Site Size	12.3 Acres
Available SF	up to 162,240 SF
Office Space	To suit
Floor Slab	6" concrete, 4,500 psi
Column Spacing	60' x 52'
Clear Height	32'
Dock Doors	16' x 9' x 10'
Drive in Doors	2 x 12 x 14
Warehouse HVAC	Gas fired
Lighting	LED
Electric	Duquesne Light to suit (1,500 amp/480 v/3 phase)
Fire Protection	ESFR (k-17 heads)





**Site Address** Intermodal St, McKees Rocks, PA 15136  
**Parcel No. (APN)** 43-F-300  
**Land Use** Vacant Land, Commercial

**PROPERTY SUMMARY TABLE**

- Zoning – Zoned both C-M for Commercial / Manufacturing and I-1 for Industrial

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- Utilities\_ WVWA lines

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- Gas – Columbia/Peoples

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- Electric – Duquesne Light

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- Sanitary Sewer – West View Water Authority

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- Telecom – Verizon & Comcast

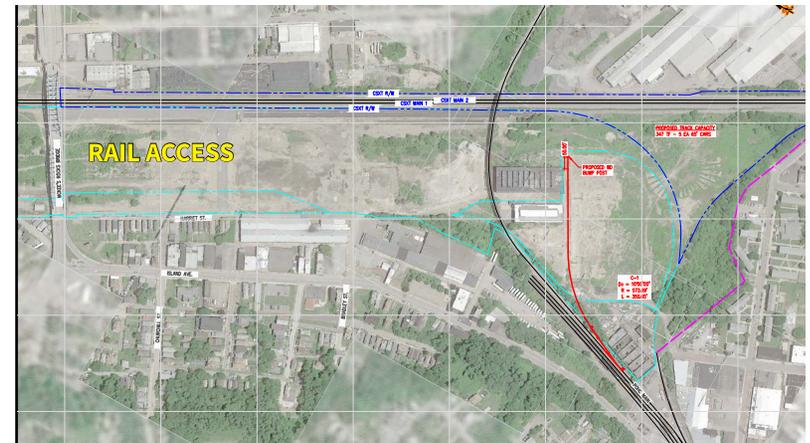
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- Fiber – Qwest

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- Rail Access - Pittsburgh & Ohio Central proximate

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### KEY DISTANCES

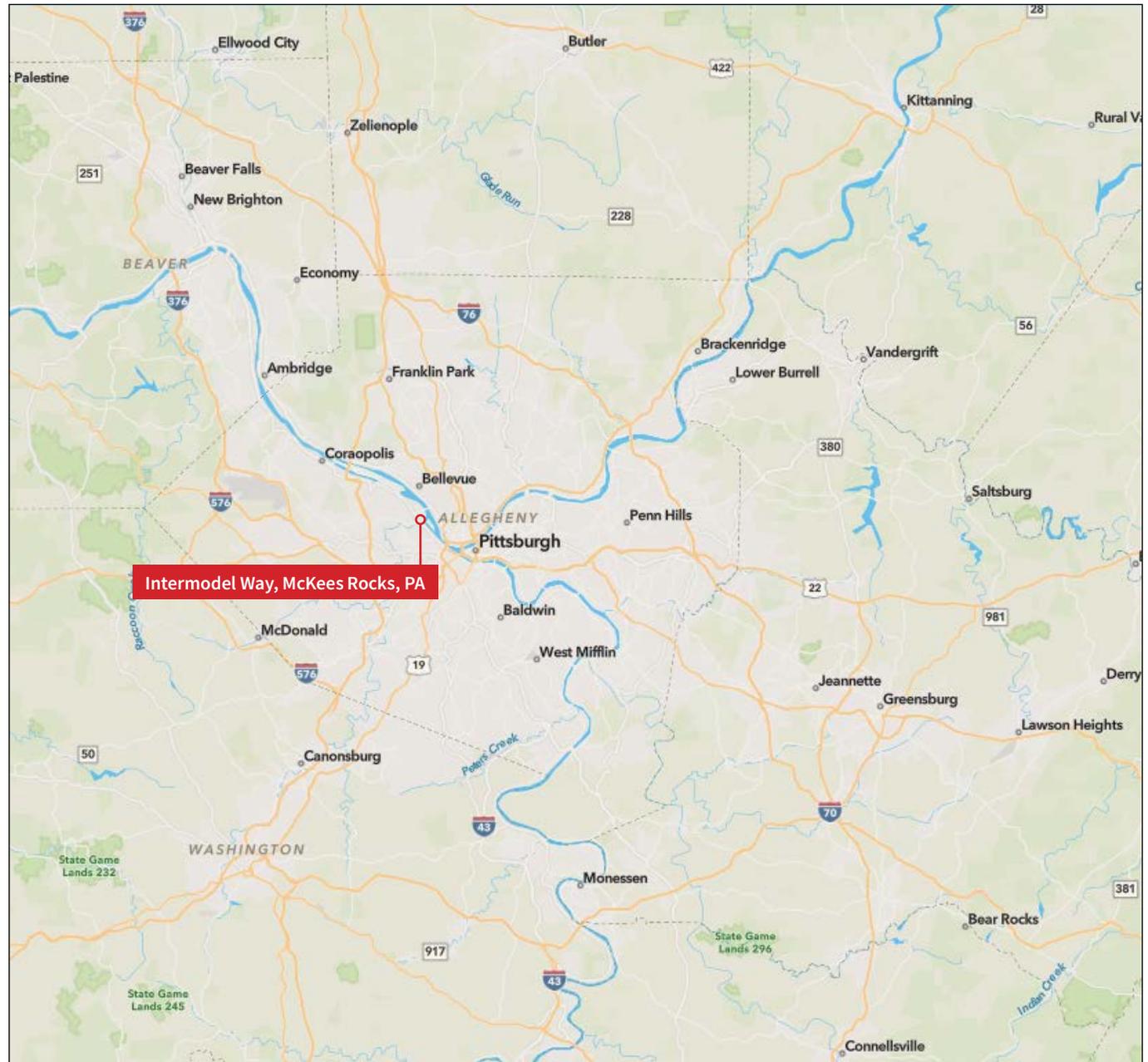
0.3 miles (2 min) to SR 51

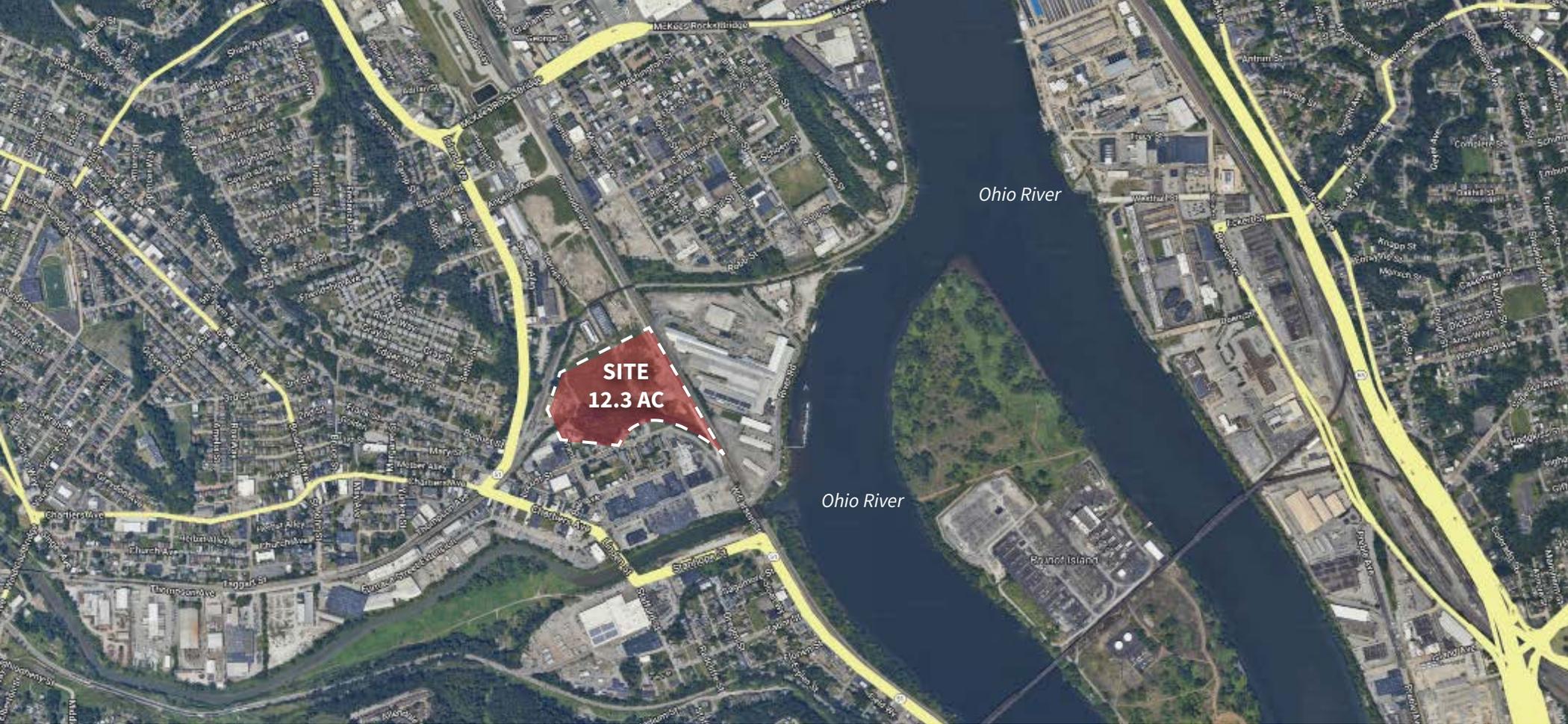
2.3 miles (10 min) to SR 65

4.5 miles (18 min) to I-79

8.4 miles (25 min) to I-736

19 miles (40 min) to I-76





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## Contacts

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