



1360 Island Avenue
McKees Rocks, PA

jll.com

For Lease

1360 Island Avenue | McKees Rocks, PA 15136

36,250 SF
Divisible to +/- 15,000 SF

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SITE



PROPERTY INFORMATION

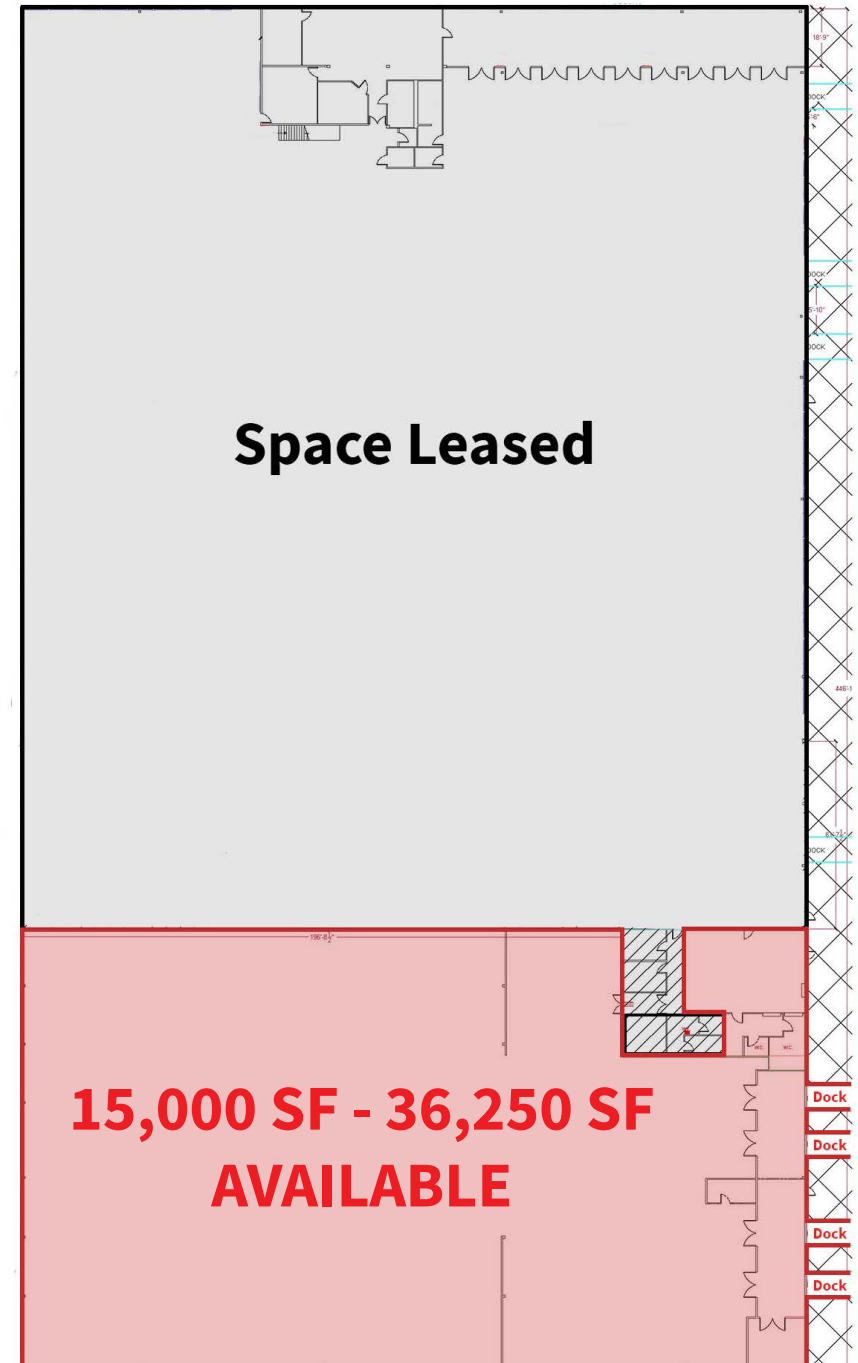
Site Size	6.21 AC
Zoning	C-1
Municipality	City of Pittsburgh
Parcel ID	0112-R-00375-0000-00

BUILDING SPECS

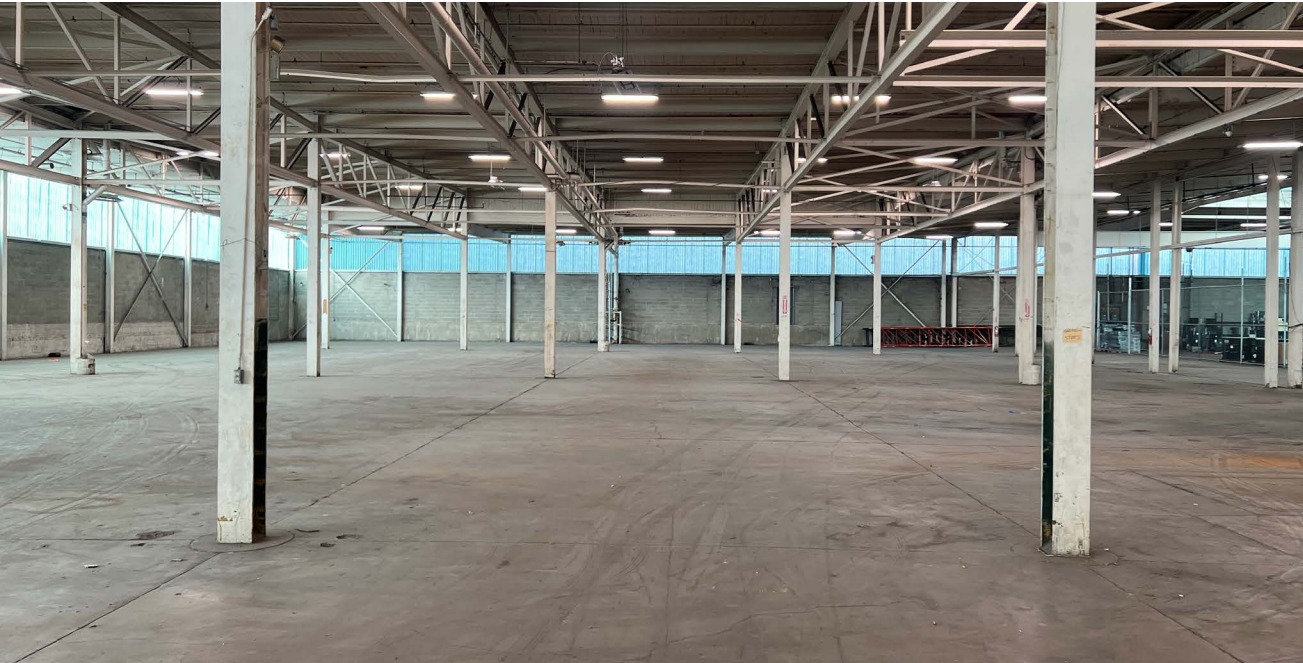
Building Size	± 114,552 SF
Total Available Size	± 36,250 SF (Divisible to 15,000 SF)
Warehouse	± 34,750 SF
Office Space	± 1,500 SF
Clear Height	16' to beam; 23' to deck
Column Spacing	Generally 58' x 20'
Docks	4 (8' x 10') with levelers
Drive-in Doors	1 (ramped)
Electric	3 Phase electrical service
Fire 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.

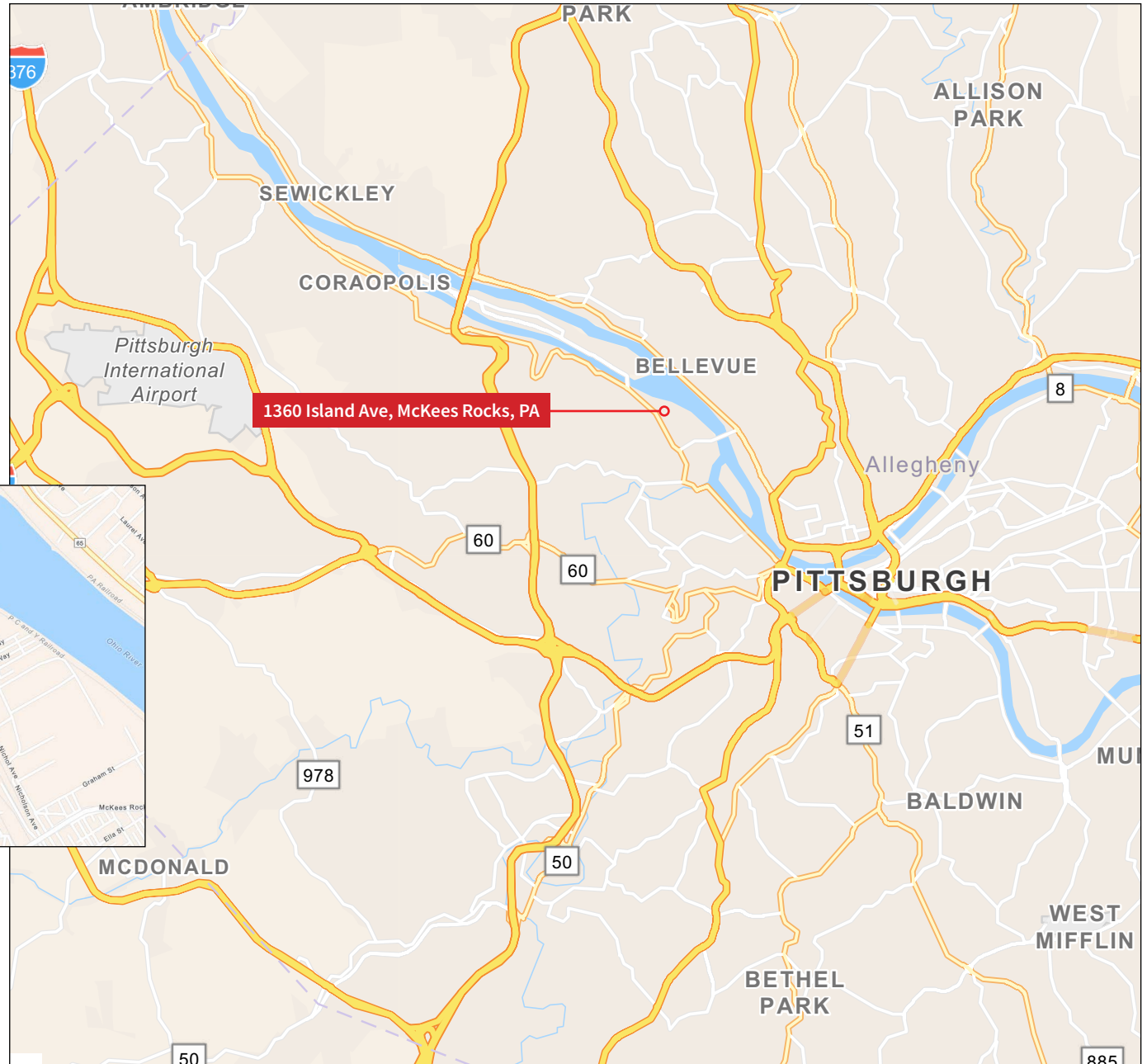
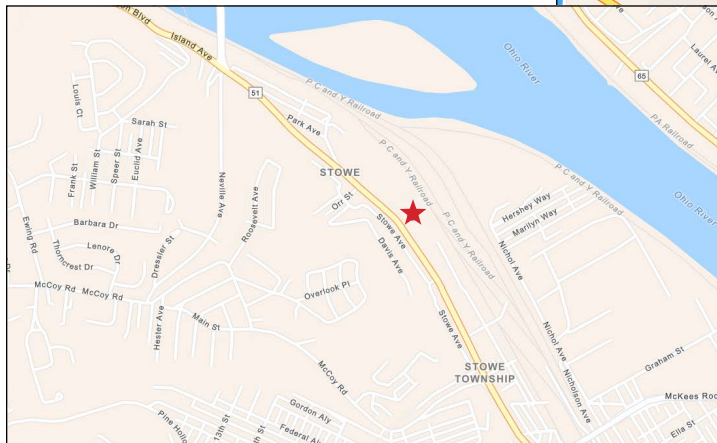


PHOTOS



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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