

# McKeesport Manor 3

12,500 SF of Modern Industrial/Flex Space



**AVAILABLE NOW**



241 Center Street  
McKeesport, PA 15132

**INDUSTRIAL CENTER OF McKEEPSORT**

**Warehouse** | 60% of Ground Level  
**Office** | 40% of Ground Level  
**Storage Space** | Mezzanine Level

## PROPERTY OVERVIEW

**McKeesport Manor 3** offers 12,500 square feet of ground level office and medium-bay warehouse space, plus additional storage space on the mezzanine level.

Situated within Pittsburgh's Mon Valley, the historic and revitalized RIDC Industrial Center of McKeesport business park is home to a diverse community of innovative businesses, including those in the manufacturing, steel, textile, education, and medical industries.



## HIGHLIGHTS



**MODERN QUALITY**  
CONSTRUCTED IN 2004  
4-STAR RATING PER COSTAR



**OPEN AREA WORKSPACE**  
20'-24' HIGH CEILINGS  
MINIMAL COLUMNS/WALLS



**MEZZANINE STORAGE**  
SPRINKLERED  
WELL-LIT



**DRIVE-IN DOORS**  
THREE ON EACH SIDE  
LARGE 14'x 18' OPENINGS

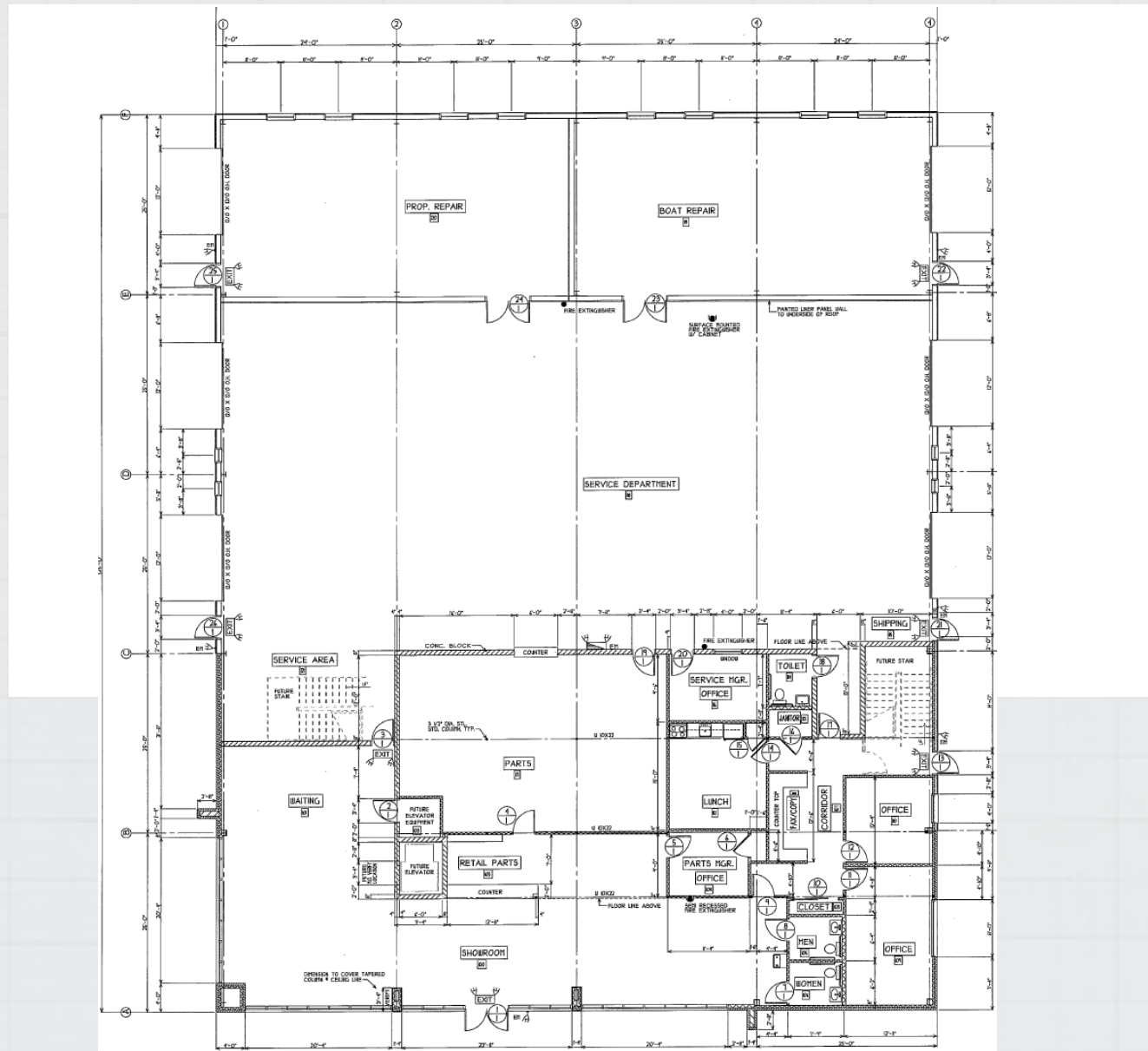


**AMPLE PARKING**  
27 TOTAL SPACES  
RECENTLY RESURFACED LOT

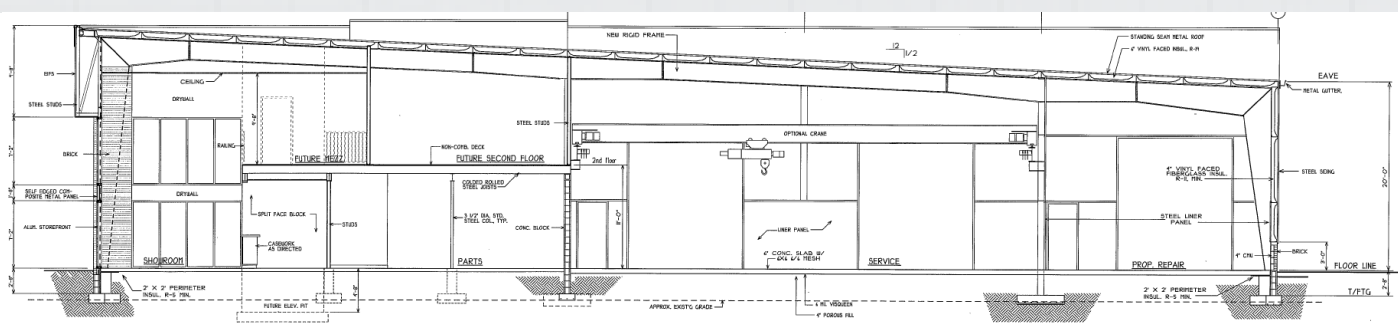


**FURNITURE AVAILABLE**  
DESKS, CABINETS, & GLASS PARTITIONS  
MODULAR OFFICE & CONFERENCE ROOMS

## GROUND-LEVEL FLOOR PLAN



## BUILDING CROSS-SECTION



## BUILDING EXTERIOR



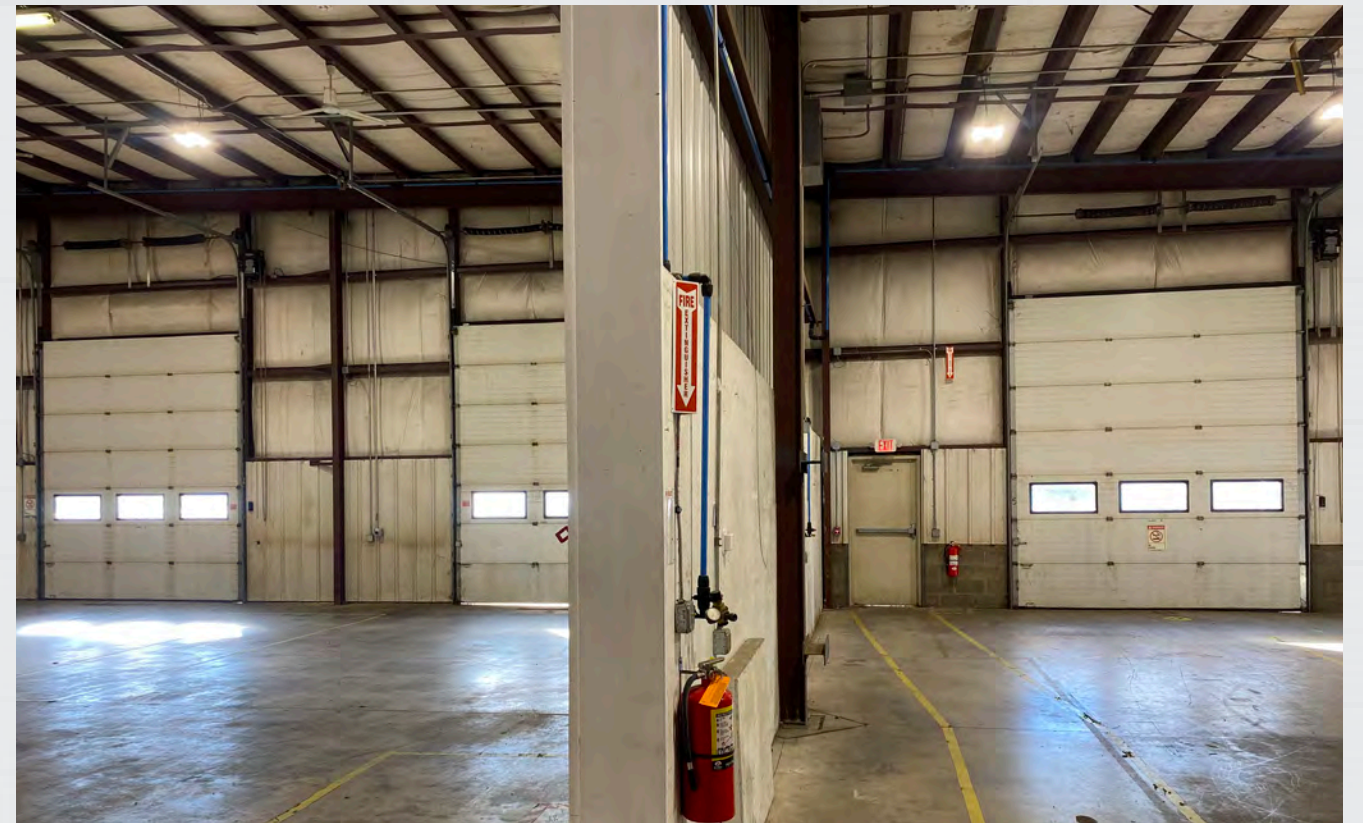
## BUILDING SPECIFICATIONS

Building Area	12,500 SF ground level – 60% warehouse and 40% office (Additionally, mezzanine level includes approx 2,300 SF of storage space.)
Ceilings	20'9" clear height; Up to 24" high ceilings (Slanted roof)
Loading	Six (6) drive-in doors Each 14' W x 18' H
Floors	6" concrete slab (reinforced w/ 6x6 6/6 wire mesh)
Electrical	208/120 volts stepped up to 240 volts; 400 amps; 3-phase service
HVAC	Building-wide glycol radiant in-floor heating system; Central A/C in office area; Ceiling fans in warehouse
Sprinklers	Wet system covering mezzanine level (Installed in 2020)
Restrooms	3 total (2 in office space; 1 in warehouse area)
Parking	27 total car spaces (2 ADA spaces); Lot resurfaced in 2023

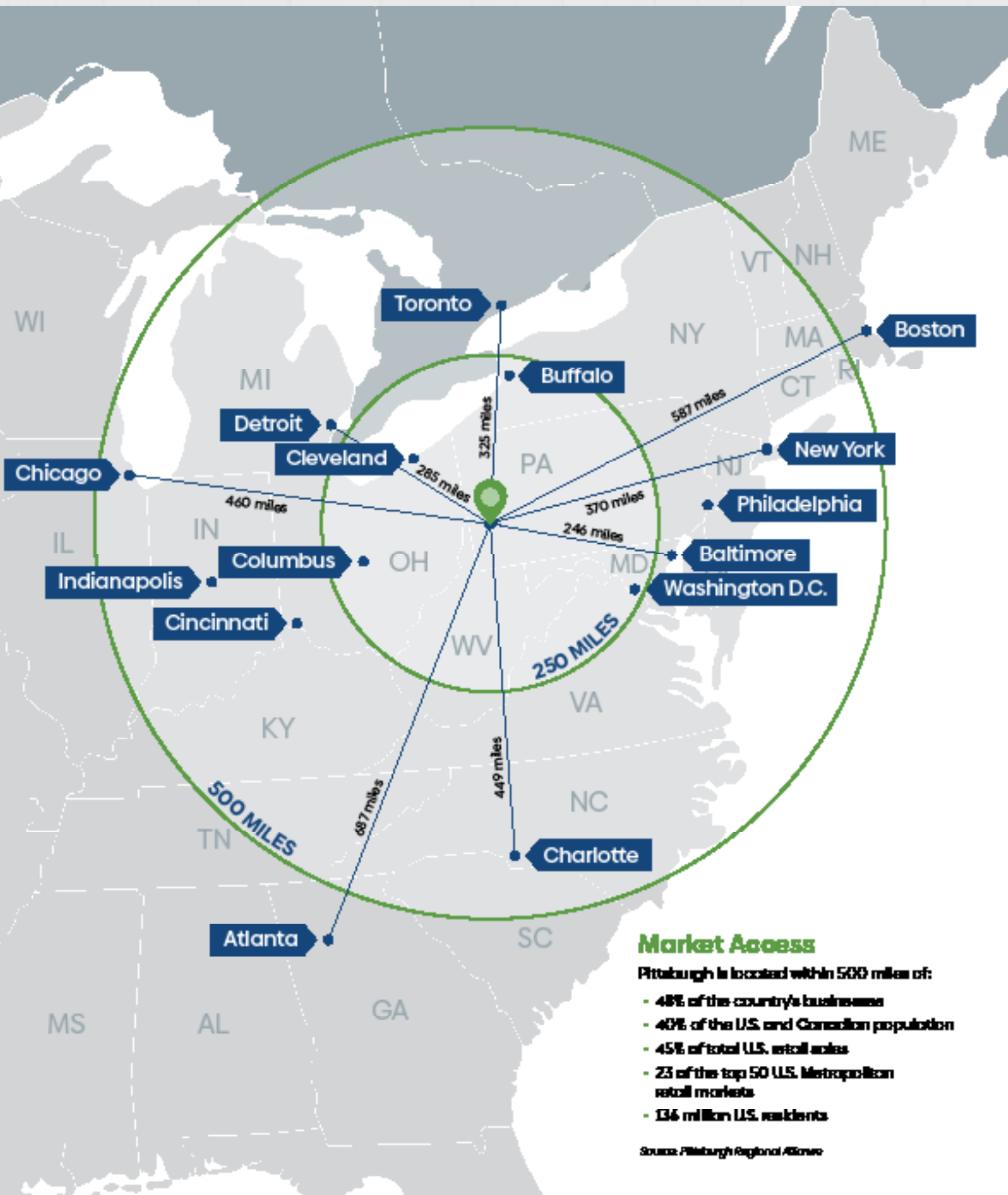
## OFFICE PHOTOS



## WAREHOUSE PHOTOS



# LOCATION



**Market Access**  
 Pittsburgh is located within 500 miles of:

- 48% of the country's businesses
- 49% of the U.S. and Canadian population
- 45% of total U.S. retail sales
- 23 of the top 50 U.S. Metropolitan retail markets
- 136 million U.S. residents

Source: Pittsburgh Regional Alliance

# AMENITY MAP



<p><b>30</b> MINUTES</p> <p>DOWNTOWN PITTSBURGH</p>	<p><b>51</b> MINUTES</p> <p>PITTSBURGH INTL. AIRPORT</p>	<p><b>4</b> MILES</p> <p>U.S. ROUTE 30</p>	<p><b>11</b> MILES</p> <p>INTERSTATE 376</p>
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## LEASING CONTACT:

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## Ownership

RIDC is a private non-profit that catalyzes economic growth through high quality job creation, real estate development, and the financing of projects that advance the public interest.



**RIDC**

Regional Industrial Development Corporation