



WAREHOUSE / FLEX FOR SALE OR LEASE

233 Northpointe Blvd.

30,000 SF TOTAL - SUBDIVIDABLE TO 15,000 SF



SPRING 2024 SHELL COMPLETED

BUILDING SPECS

| | | | |
|----------------|-----------------------------------|------------------|---|
| TOTAL SF | 30,000 SF | DRIVE-IN DOORS | TWO (2) 12' X 14' |
| CLEAR HEIGHT | 28' CLEAR CEILING | DOCK DOORS | FOUR (4) 9' X 10' |
| WALLS | 8" PRE-CAST CONCRETE WALLS | HVAC | HEATED ONLY WAREHOUSE ROOFTOP HTHV UNITS |
| FLOOR | 6" CONCRETE FLOORS | FIRE SUPPRESSION | FULLY SPRINKLERED – ESFR SYSTEM |
| COLUMN SPACING | 50' X 50' COLUMN SPACING | PARKING | 76 CAR PARKING (2.53 PER 1,000 SF) |
| POWER | 1,200 AMP POWER; 480/277V, 3P, 4W | TRUCK COURT | 6 TRAILER SPACES |

CONTACT:
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CONTACT:
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HANNA COMMERCIAL REAL ESTATE
11 STANWIX ST., SUITE 1024
PITTSBURGH, PA 15222
HANNACRE.COM



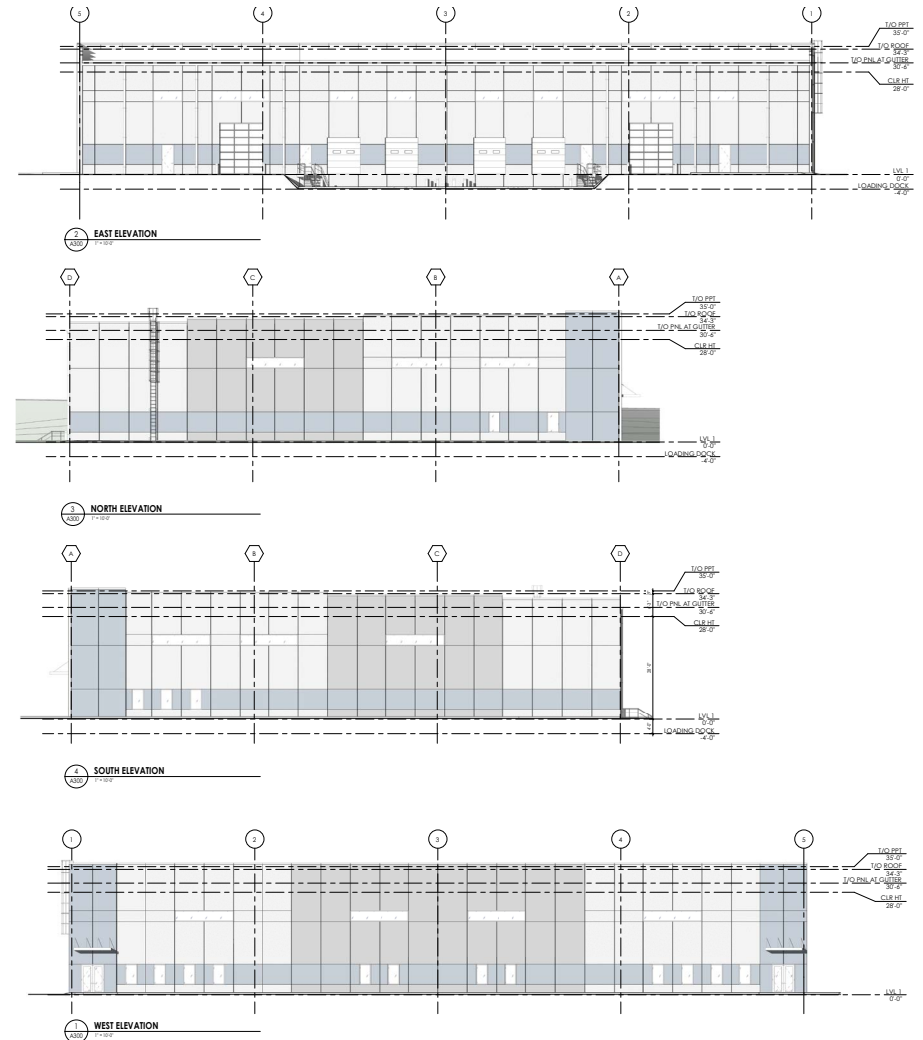
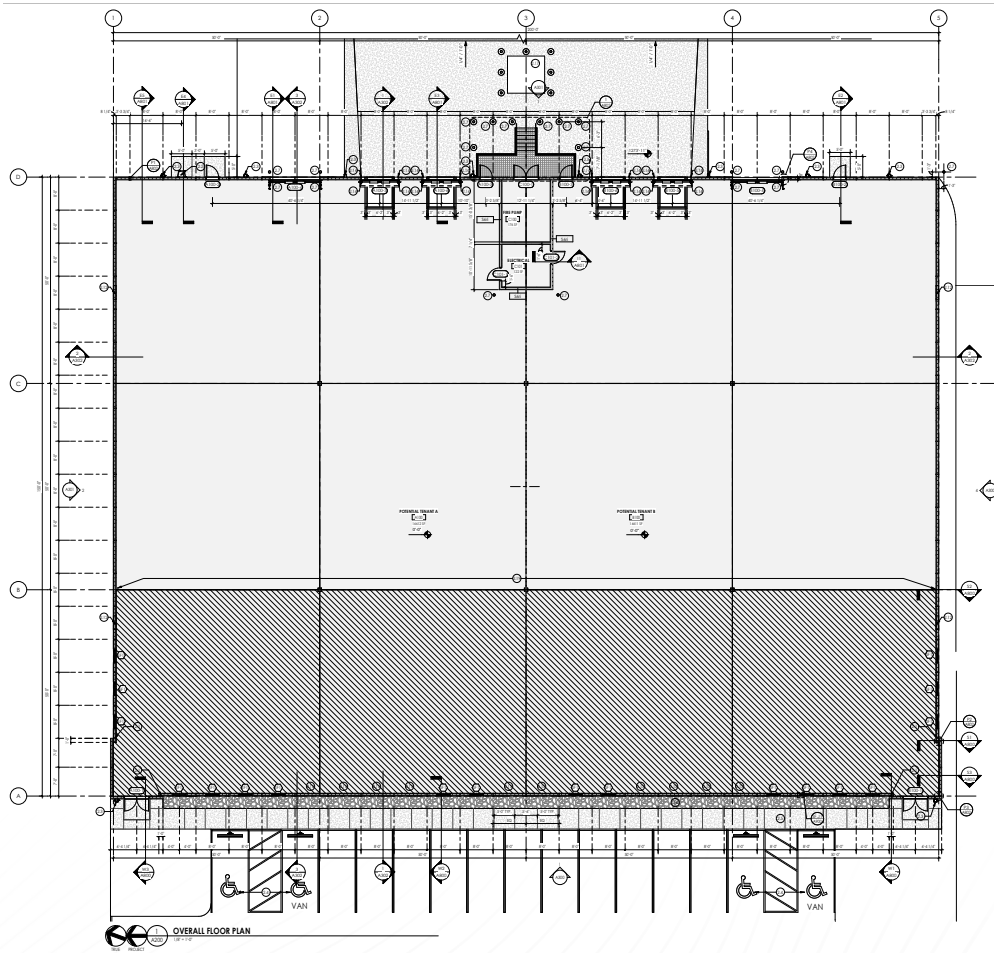
RIDC ARMSTRONG INNOVATION PARK

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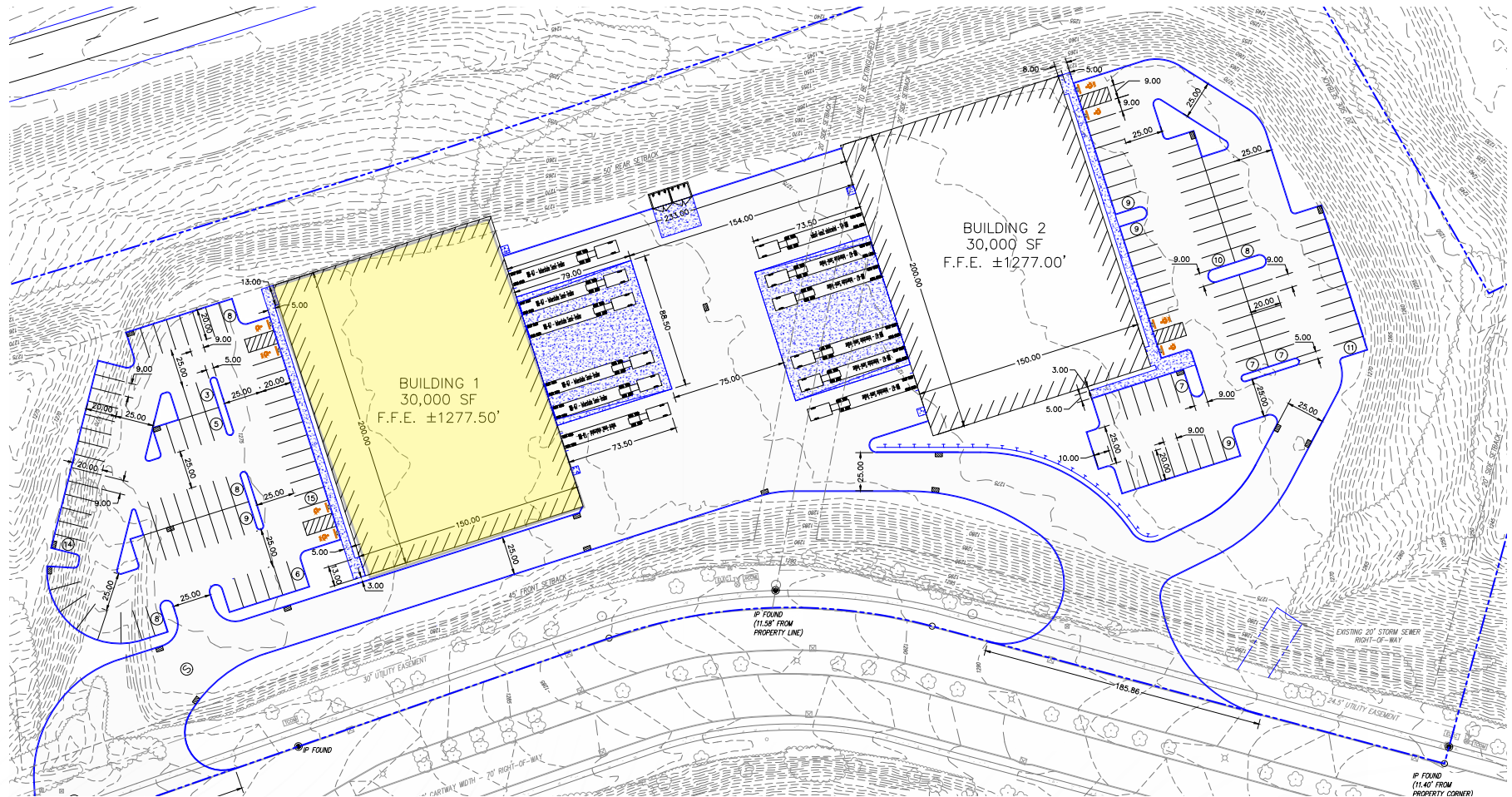
Design/Build Contractor:

a|HIGLEY
Beyond Bricks and Mortar



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RIDC ARMSTRONG INNOVATION PARK



| KEY DRIVE TIMES | DISTANCE | TIME |
|-----------------|------------|------------|
| PITTSBURGH | 33.3 miles | 35 minutes |
| KITTANNING | 10.6 miles | 16 minutes |
| NEW KENSINGTON | 17.1 miles | 24 minutes |
| BUTLER | 35.4 miles | 33 minutes |

