INDUSTRIAL SPACE FOR LEASE

Gibsonia, PA

11,000 - 49,500 SF AVAILABLE

FOR LEASE

4550 Gibsonia Road, (910) Gibsonia, PA, 15101

Divisible SF for Multi-Tenants to 11,000 SF Minimum OR Single Tenant User

Lot Size: 4.57 Acres

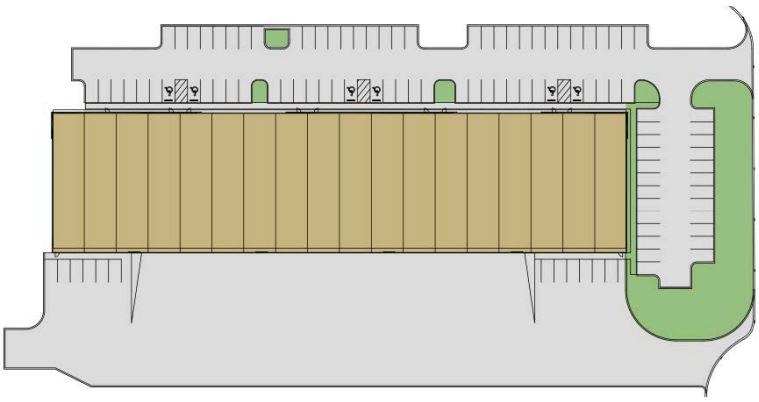
Building Dimensions: 450' x 110'

West Deer Municipality

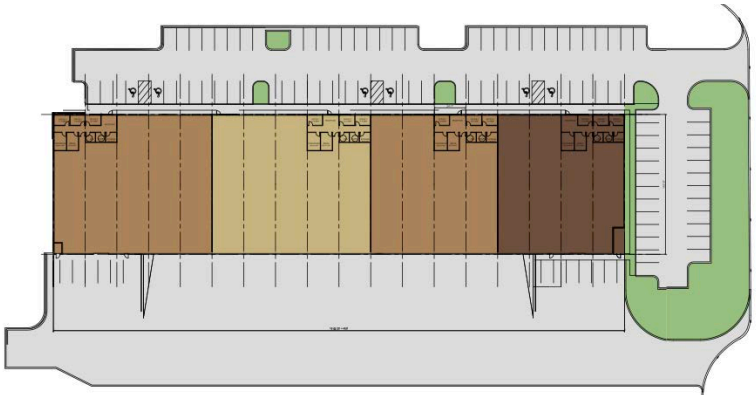
Industrial Zoning

BURNS SCALO REAL ESTATE BROKERAGE | *A Luxury Real Estate Firm*

SINGLE USER
49,500 SF



SUBDIVIDED
11,000 SF MINIMUM



Doors As Needed

125 Parking Spaces

Clear Height: 20’

HVAC: Reznor Heaters

LED High Bay Lights

Wet System Sprinkler

Power: 800+ Amp, 480 Volt, 3

All Public Utilities:

People’s Natural Gas

Duquesne Light Company

Oakmont Water Authority

CONTACT BROKERS

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724.984.6251
sdiguglielmo@burnsscalo.com

LOCATION HIGHLIGHTS

5 Minutes to Route 8

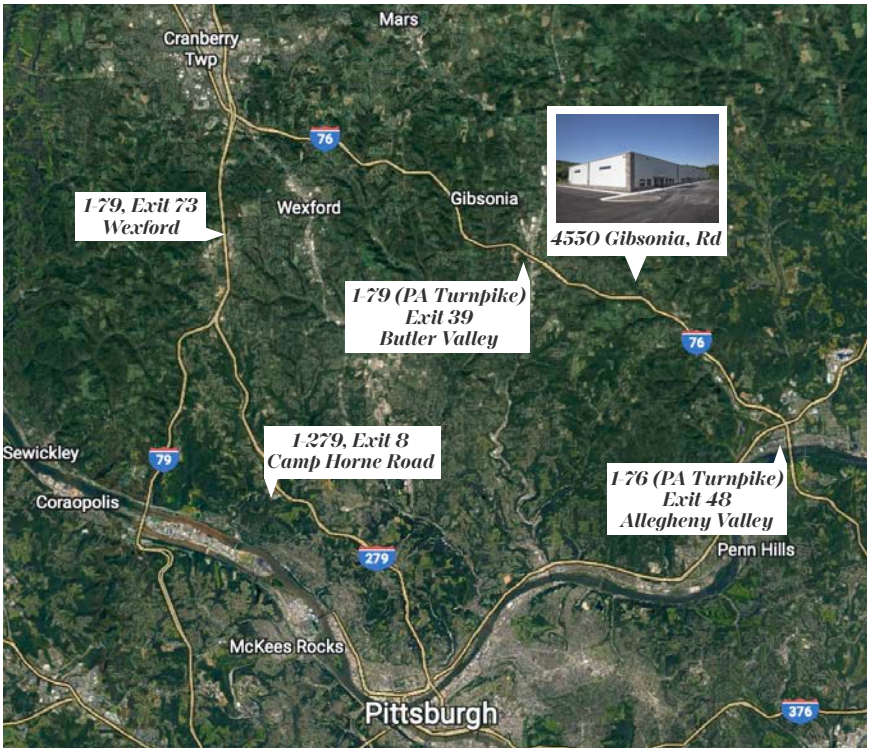
10 Minutes to Butler Valley

15 Minutes to Allegheny Valley

24 Minutes to Wexford

25 Minutes to Downtown Pittsburgh

45 Minutes to Pittsburgh International Airport



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