

PRIME MANUFACTURING/WAREHOUSE SPACE WITH ADDITIONAL LAND

## 451 Industry Road | McKeesport | PA

**SALE**



### 451 INDUSTRY ROAD PROPERTY HIGHLIGHTS

- Single story warehouse and manufacturing facility of approximately 225,600 square feet.
- Located on approximately 7.87 acres including parking.
- 31' clear ceiling heights throughout.
- Heavy power.
- Features four (4) drive-in doors and one (1) covered loading dock with the ability to add additional loading.
- Four (4) 10-ton cranes and three (3) 20-ton cranes.
- Existing tenant in approximately 45,000 square feet.
- Property features an existing training auditorium.

**Commercial  
Real Estate  
Services**

- 12 miles to Downtown Pittsburgh.
- 12 miles to the Pennsylvania Turnpike.
- 45-minute drive to Pittsburgh International Airport.



The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof.  
Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.

**SitusProperties.com**  
**215-886-9400**

**PRIME MANUFACTURING/WAREHOUSE SPACE WITH ADDITIONAL LAND**

## **451 Industry Road | McKeesport | PA**



**Warehouse Racking**



**Crane**



**Manufacturing Space**



**Warehousing**



### **McKeesport**

- Strategically located in the Pittsburgh Metropolitan Statistical Area, McKeesport is a former steel town located on the banks of the Monongahela and Youghiogheny Rivers. Within close proximity to Pittsburgh's South Hills, the property is easily accessible Lincoln Highway (Route 30), Route 50, and Penn Lincoln Parkway (US 376).
- Located within the Industrial Center of McKeesport featuring several distribution and manufacturing users.



**Commercial Real Estate Services**

The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof.  
Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.

**SitusProperties.com**  
**215-886-9400**

PRIME MANUFACTURING/WAREHOUSE SPACE WITH ADDITIONAL LAND

## 455-459 Industry Road | McKeesport | PA



### 455-459 INDUSTRY ROAD PROPERTY HIGHLIGHTS

- Single-story warehouse and manufacturing facility of approximately 195,780 square feet.
- Located on approximately 30.31 acres including parking.
- Conceptual plan for a new single-story building of approximately 378,000 square feet.
- Conceptual plan includes a lay-down equipment area, truck court, and additional parking.
- Heavy power available to site.
- Property includes an existing guard house of approximately 3,800 square feet.



**Commercial Real Estate Services**

The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof.  
Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.

**SitusProperties.com**  
**215-886-9400**