

**30,450 SF CLASS A WAREHOUSE FOR LEASE**

# 301 DEER RUN ROAD

79 N INDUSTRIAL PARK  
SEWICKLEY, PA 15143

**NEW CONSTRUCTION  
MOVE-IN READY**



**PRIME LOCATION: DIRECT ACCESS TO I-79 AND RT-65**

**EVAN CICIRELLO, SIOR**

Senior Director  
+1 412 697 6558  
evan.cicirello@cushwake.com  
LIC# RS319106

**JACK O'DONOGHUE, SIOR**

Managing Director  
+1 412 391 2621  
jack.odonoghue@cushwake.com  
LIC #RS143557A

**DARIN SHRIVER**

Director  
+1 412 391 2602  
darin.shriver@cushwake.com  
LIC# RS321512



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## PROPERTY FEATURES

<b>Size</b>	100,00 SF
<b>Available Space</b>	30,450 SF
<b>Office</b>	682 SF of spec office space (includes ADA restroom)
<b>Construction</b>	Pre-cast insulated concrete panels
<b>Slab</b>	6" fiber reinforced concrete - 4,000 PSI
<b>Clear Height</b>	32'
<b>Column Spacing</b>	62.5' x 48' with 58' loading bay
<b>Roof</b>	60 Mil EPDM roof with R-20 insulation
<b>Interior Finish</b>	White roof deck, white interior wall finish
<b>Sprinkler</b>	ESFR with K-17 heads
<b>Power</b>	800 AMP / 480V / 3-Phase
<b>Lighting</b>	LEDs
<b>HVAC</b>	Gas fired Cambridge style units providing 50°F @ 0°F outside
<b>Dock High Loading</b>	4 dock high doors; 2 equipped with 45,000 lbs. hydraulic levelers, bumpers, seals, and dock locks.
<b>Drive-In Door</b>	1 - 12' x 16'
<b>Parking</b>	45 auto spaces
<b>Trailer Parking</b>	Up to four (4) trailer spaces available

## UTILITIES

<b>Sewer</b>	Aleppo Township Authority
<b>Water</b>	Aleppo Township Authority
<b>Natural Gas</b>	Columbia Gas of PA
<b>Electricity</b>	Duquesne Light



**301  
DEER  
RUN  
ROAD**

**DISTANCES**

	< 0.5 miles
	< 1 mile
	8 miles
	< 10 miles
	< 12 miles

**PITTSBURGH INTERNATIONAL AIRPORT**  
(20 Mins - 18.6 miles)



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PROPERTY PHOTOS







**FOR MORE INFORMATION, CONTACT:**

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