

For Lease
Hulton Road Business Center

1297 Eastern Avenue, Plum Borough, PA



“A” LOCATION FOR BUSINESS



FEATURES

- Industrial Flex Space
- 25,000 +/- SF Available
- Accessible to I-76 and Route 28
- Available Immediately
- Abundant Parking/ Outside Storage
- Build-to-Suit Potential

For more information
please contact:

J. Brandon Snyder

Associate

412.434.1058

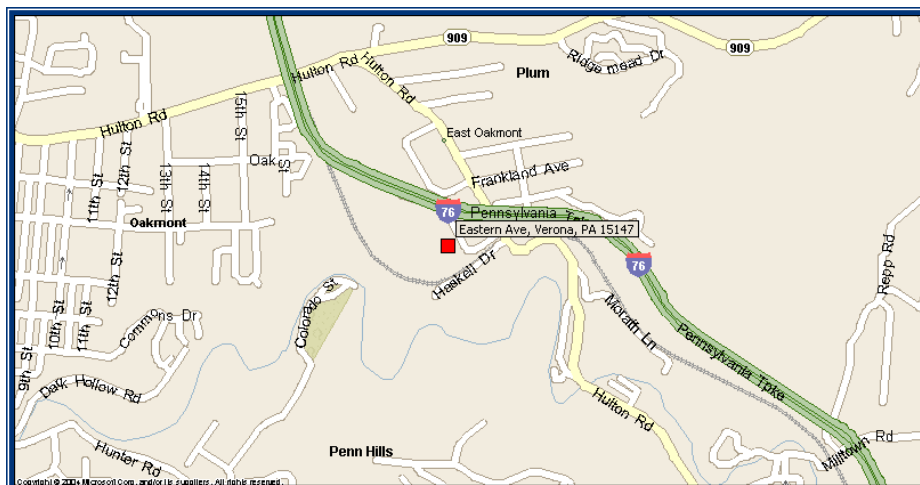
brandon.snyder@grubb-ellis.com

Joel Kreider

VP Industrial Group

412.434.1043

joel.kreider@grubb-ellis.com



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GRUBB & ELLIS.
From Insight to Results

BUILDING INFORMATION

LAND AREA: ±23 Acres

BUILDING AREA: ±265,000 SF Total
±25,000 SF Available

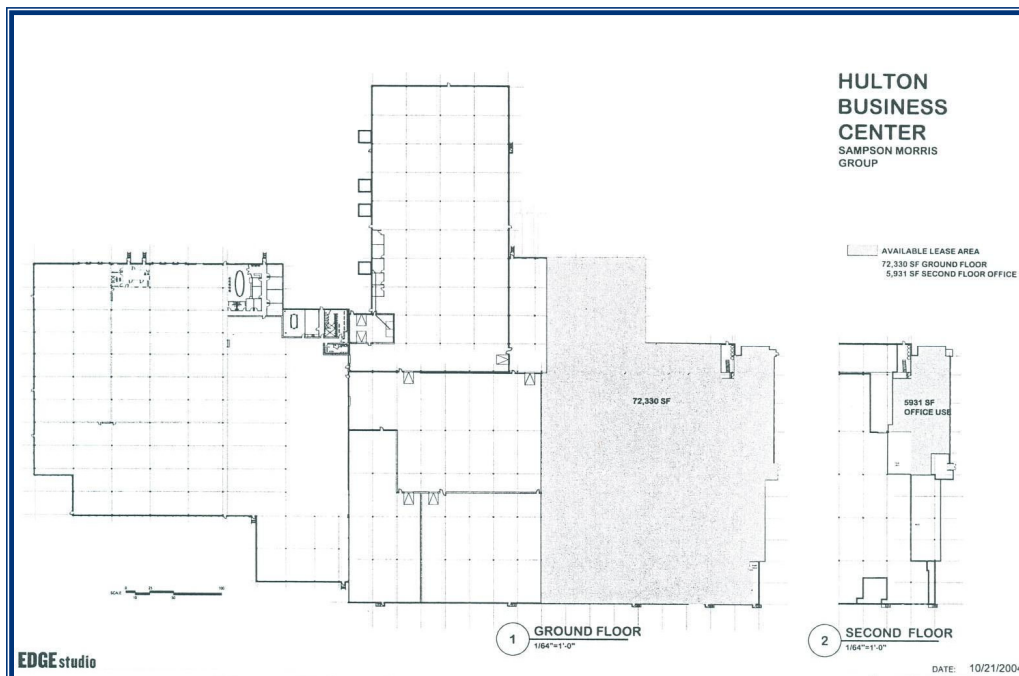
RENTAL RATE/SF: \$4.35 NNN Warehouse Space; \$9.35 NNN Office Space

- BUILDING HIGHLIGHTS:**
- 16' – 18' Clear Ceiling Heights
 - 6" Reinforced Concrete Floor
 - 2000 Amp; 120/208/480 Volt; 3-Phase Electric Service
 - Ample Vehicular Parking & Truck Staging
 - Metal Halide Lighting
 - Eight (8) Fully Equipped Dock High Doors (Plus Expansion)
 - Wet Sprinkler System Throughout
 - Drive-in Capability
 - Potential for 100% HVAC

UTILITIES:

Gas -	Equitable Gas Company
Electric -	Duquesne Light Company
Water/Sewage -	Oakmont Water Authority

BUILD-TO-SUIT: 7-Acre Site Available



Grubb & Ellis Company 600 Six PPG Place Pittsburgh, PA 15222 412.281.0100 main 412.281.8814 fax www.grubb-ellis.com

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