

2250

Roswell Drive

PITTSBURGH, PA 15205

CBRE



AMINIM GROUP

257,991 SF+ AVAILABLE

257,991 SF+ INDUSTRIAL FACILITY FOR LEASE



**257,991 SF.
AVAILABLE**

ROSWELL DRIVE

Property Highlights



Building Size
510,531 SF_±



Available Space
257,991 SF_±



Drive-In Doors:
5



Loading Docks:
15

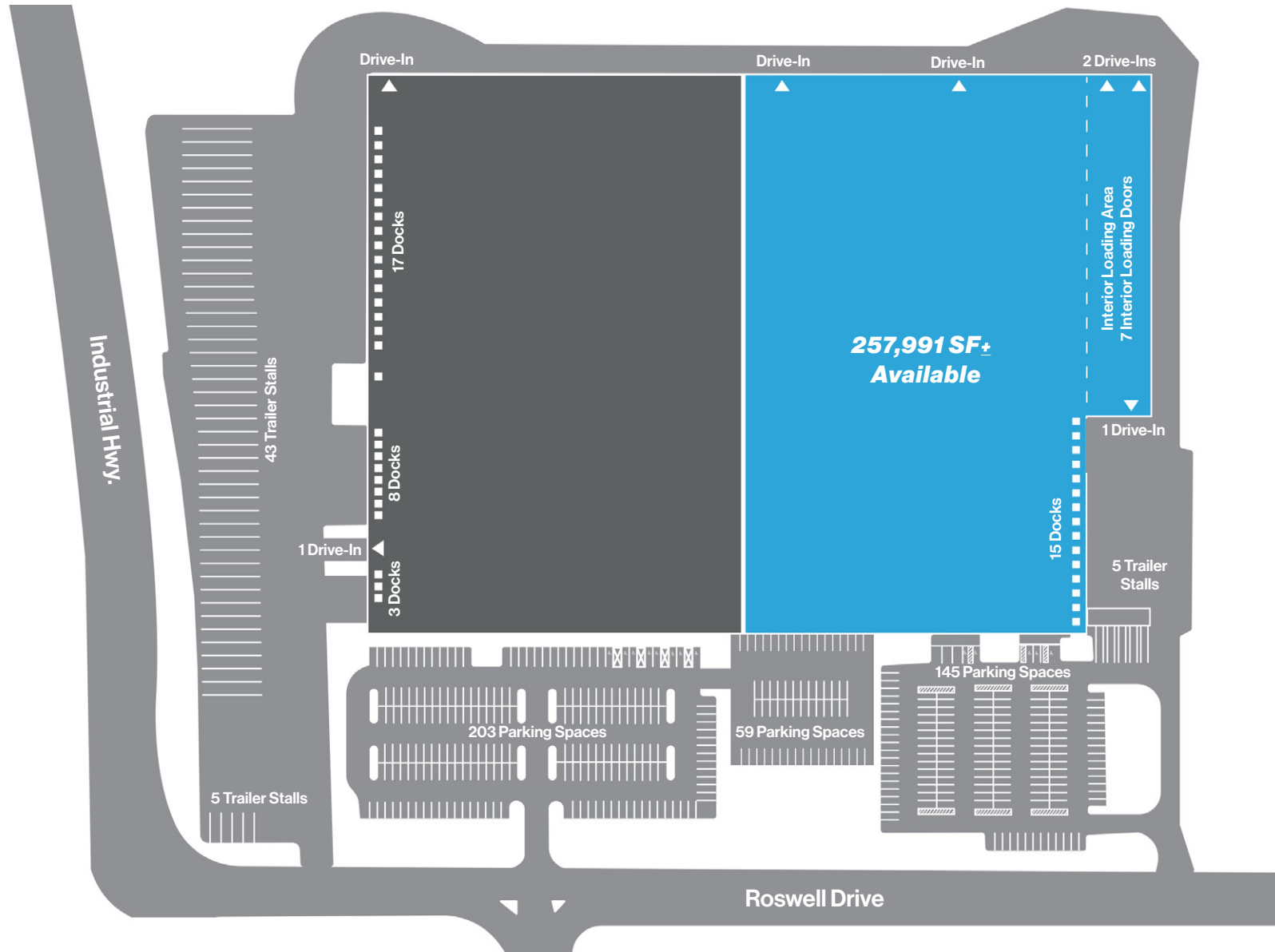


Power:
1600 Amp, 277/480V,
3-phase



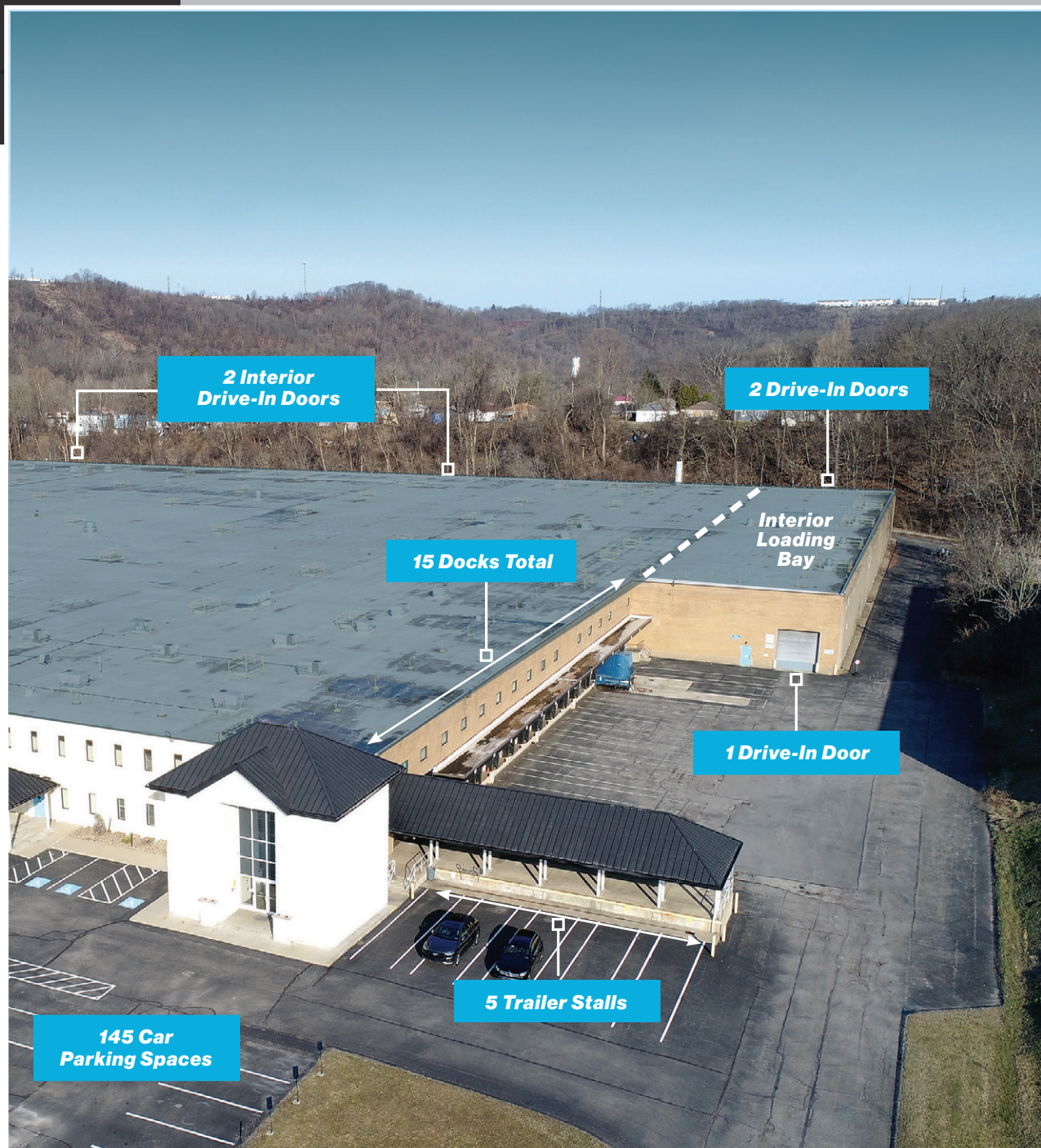
Zoning:
(UI) Urban Industrial

Site Plan



Property Specs

1st Floor:	227,424 SF±
2nd Floor:	30,567 SF±
Total Available:	257,991 SF±
Ceiling Height:	21.6' Under Joist
Column Spacing:	40' x 46'±
Docks:	15
Drive-Ins:	5
Loading Area:	26,054 SF± of covered loading area
Power:	1600 Amp, 277/480V, 3-phase service
Lighting:	T8
Fire Safety:	Ordinary hazard wet system
Warehouse HVAC:	Gas-fired radiant heat; Cambridge units
Elevator:	One passenger elevator servicing the 2nd floor
Car Parking:	145 spaces
Trailer Stalls:	5 stalls
Rail:	Rail spur possible through Pittsburgh/Ohio Central Railroad



Floor Plan

1st Floor:

227,424 SF+

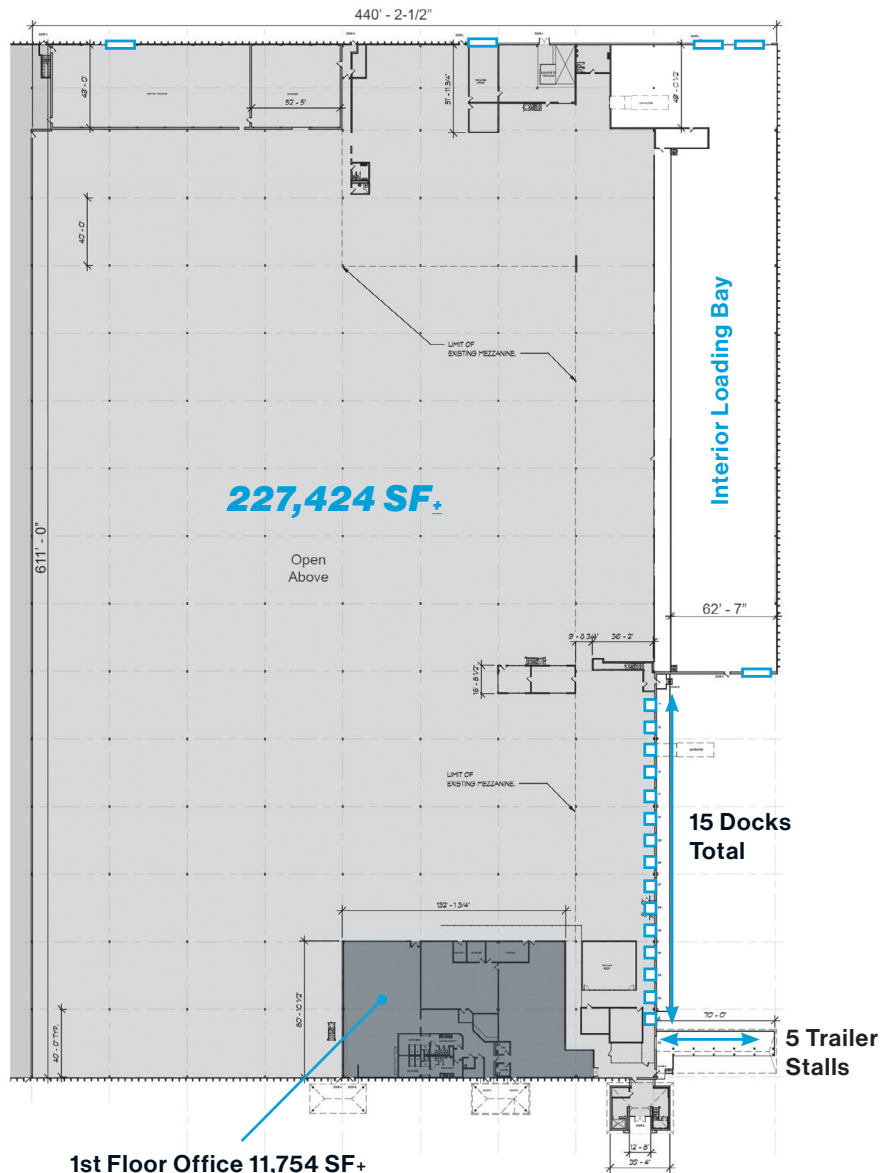
2nd Floor:

30,567 SF+

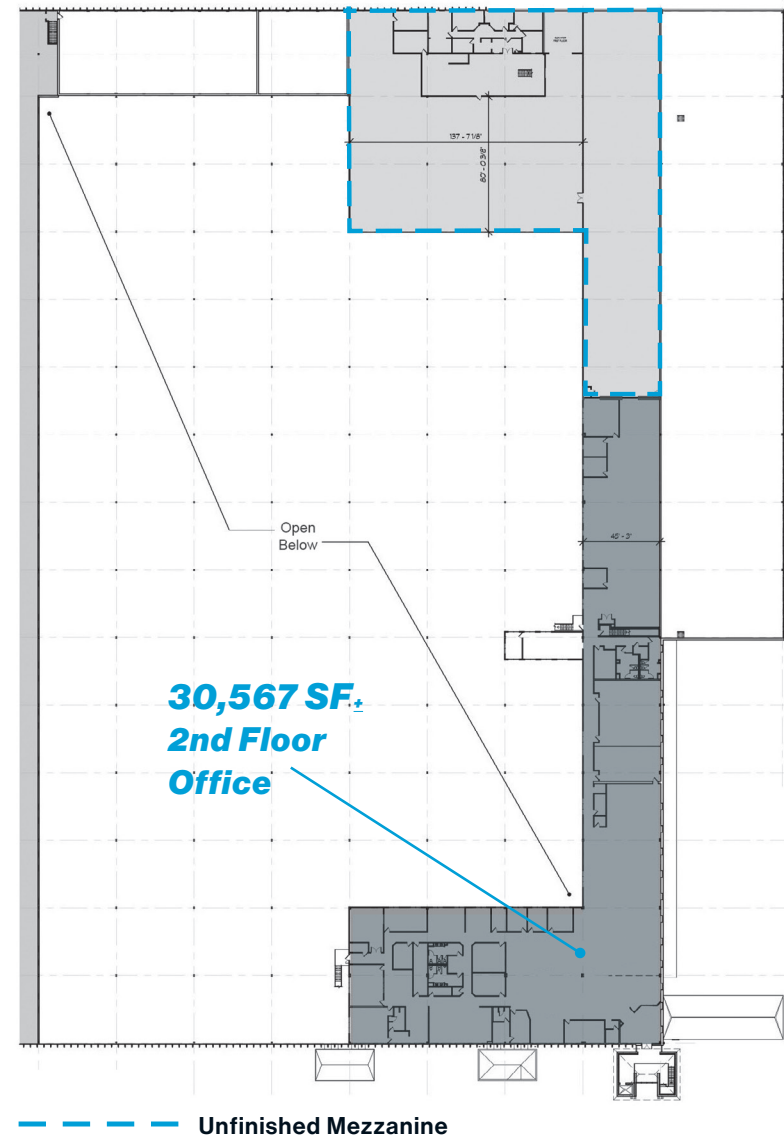
Total Available:

257,991 SF+

1st Floor



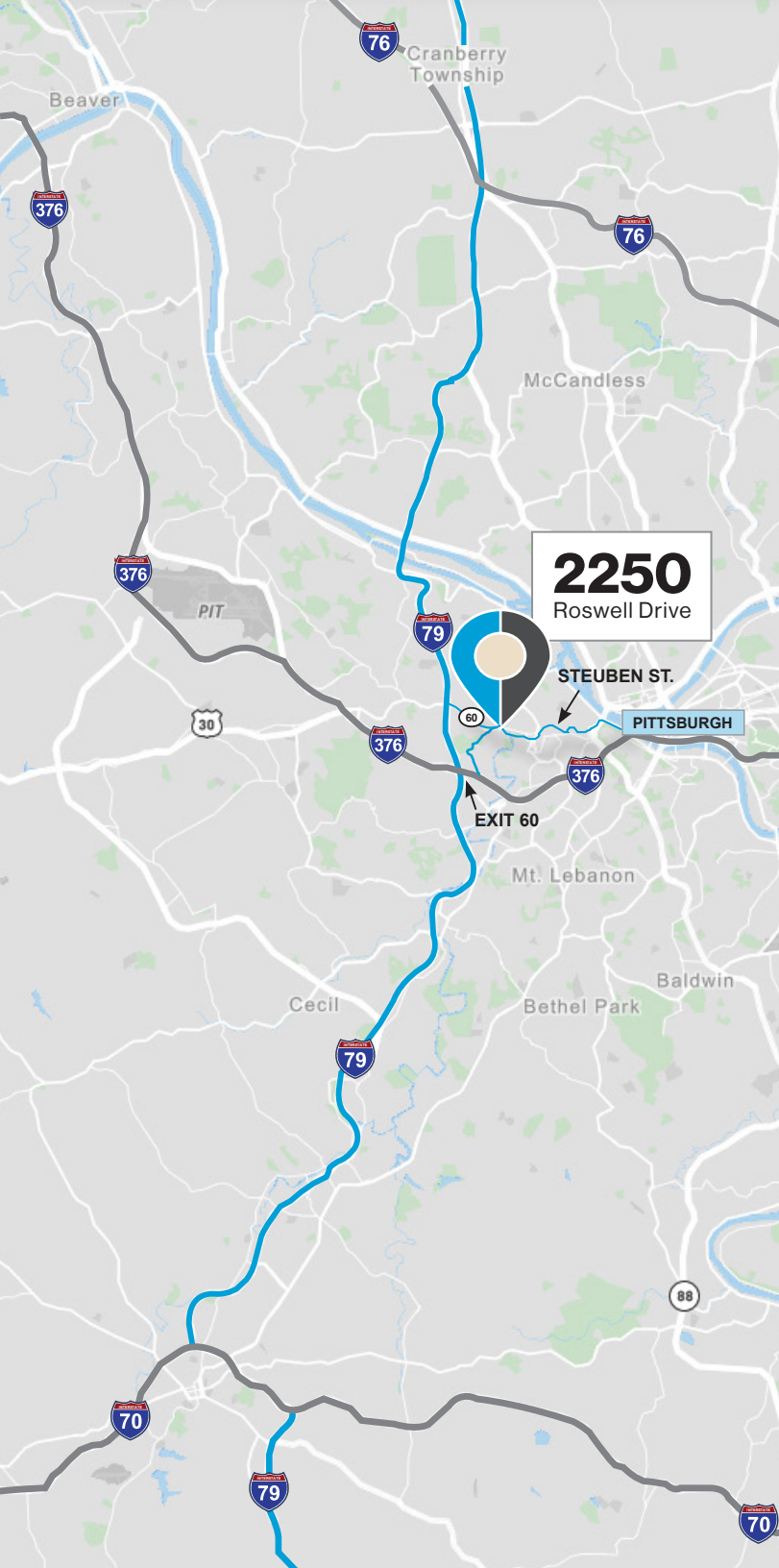
2nd Floor Office





Crafton Industrial Park

Location



Highway Access

-  **6 min. / 2.3 mi.**
-  **10 min. / 4 mi.**
-  **31 min. / 28.4 mi.**
-  **40 min. / 22.9 mi.**



Downtown Pittsburgh:
15 min. / 8.7 mi.



Pittsburgh International Airport:
Via I-376 E: 18 min. / 15 miles

Drive times/distances are approximate.

Downtown Pittsburgh

2250
Roswell Drive

INDUSTRIAL HIGHWAY

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