

2250

Roswell Drive

PITTSBURGH, PA 15205



AMINIM GROUP

CBRE

257,991 SF₊
AVAILABLE

INDUSTRIAL FACILITY FOR LEASE



Property Highlights



Available Space
257,991 SF_±



Building Size
584,441 SF_±



Drive-In Doors:
5



Dock Doors:
15



Ceiling Height:
21.6' Under Joist



Zoning:
(UI) Urban Industrial

Property Specs

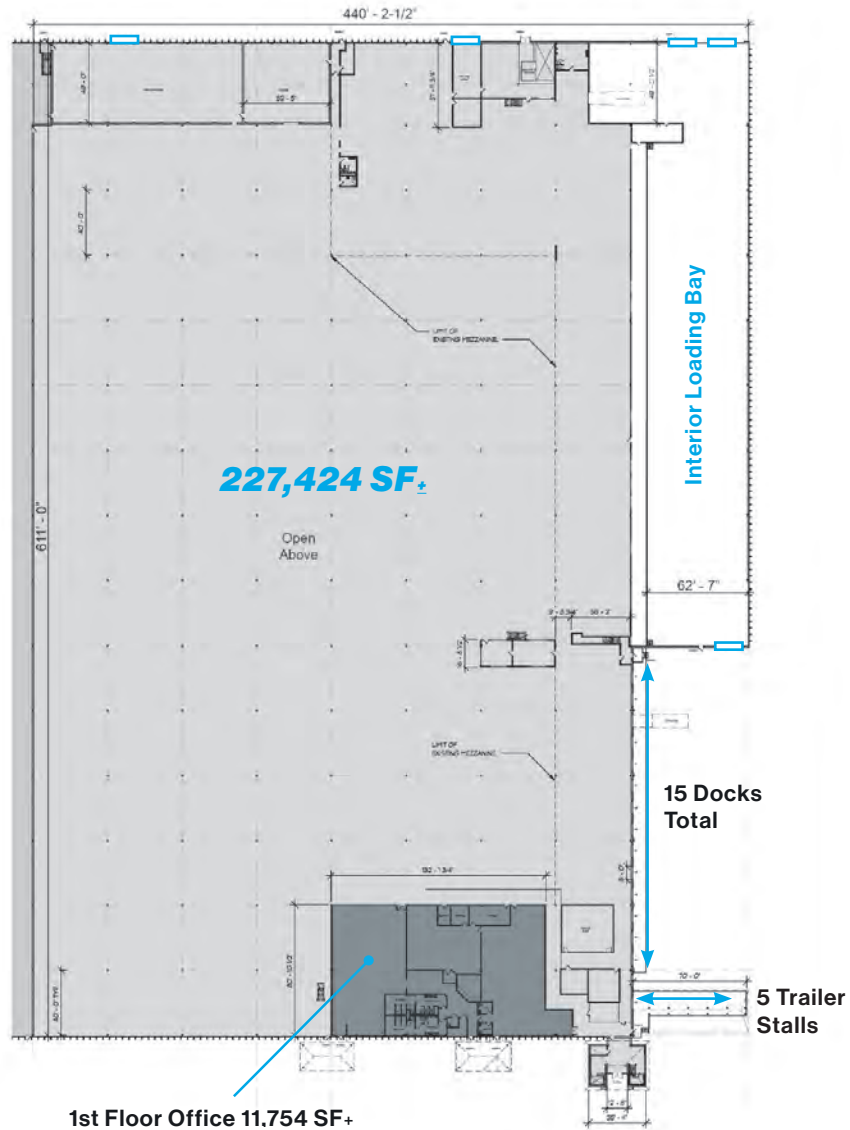
1st Floor:	227,424 SF±
2nd Floor:	30,567 SF±
Total Available:	257,991 SF±
Column Spacing:	40' x 46'±
Interior Loading:	21 existing dock positions; 3 grade-level doors; 26,054 SF of covered loading area
Truck Court Depth:	Approximately 115'
Power:	1600 Amp, 277/480V, 3-phase service
Lighting:	T8
Fire Safety:	Fully sprinklered; wet system
Warehouse HVAC:	Gas-fired radiant heat; Cambridge units
Elevator:	One passenger elevator servicing the 2nd floor
Car Parking:	145 spaces
Trailer Parking:	5 stalls
Rail:	Rail spur possible through Pittsburgh/Ohio Central Railroad



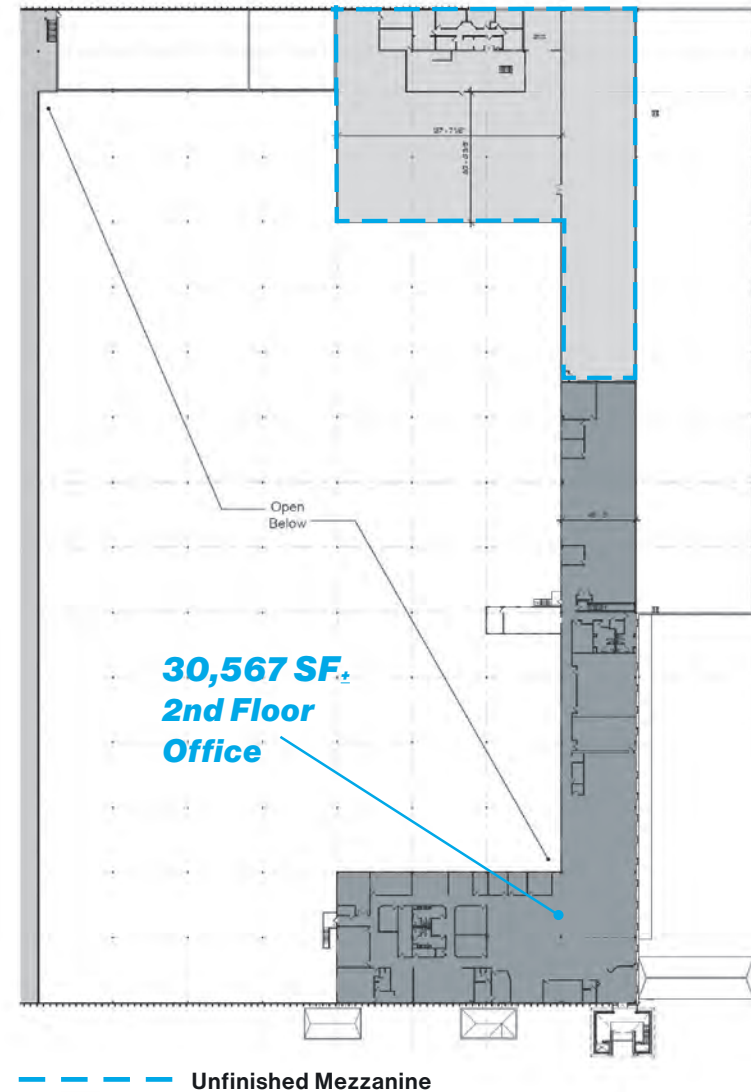
Floor Plan

1st Floor:	227,424 SF+
2nd Floor:	30,567 SF+
Total Available:	257,991 SF+

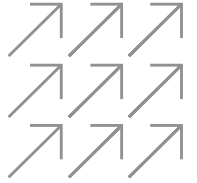
1st Floor



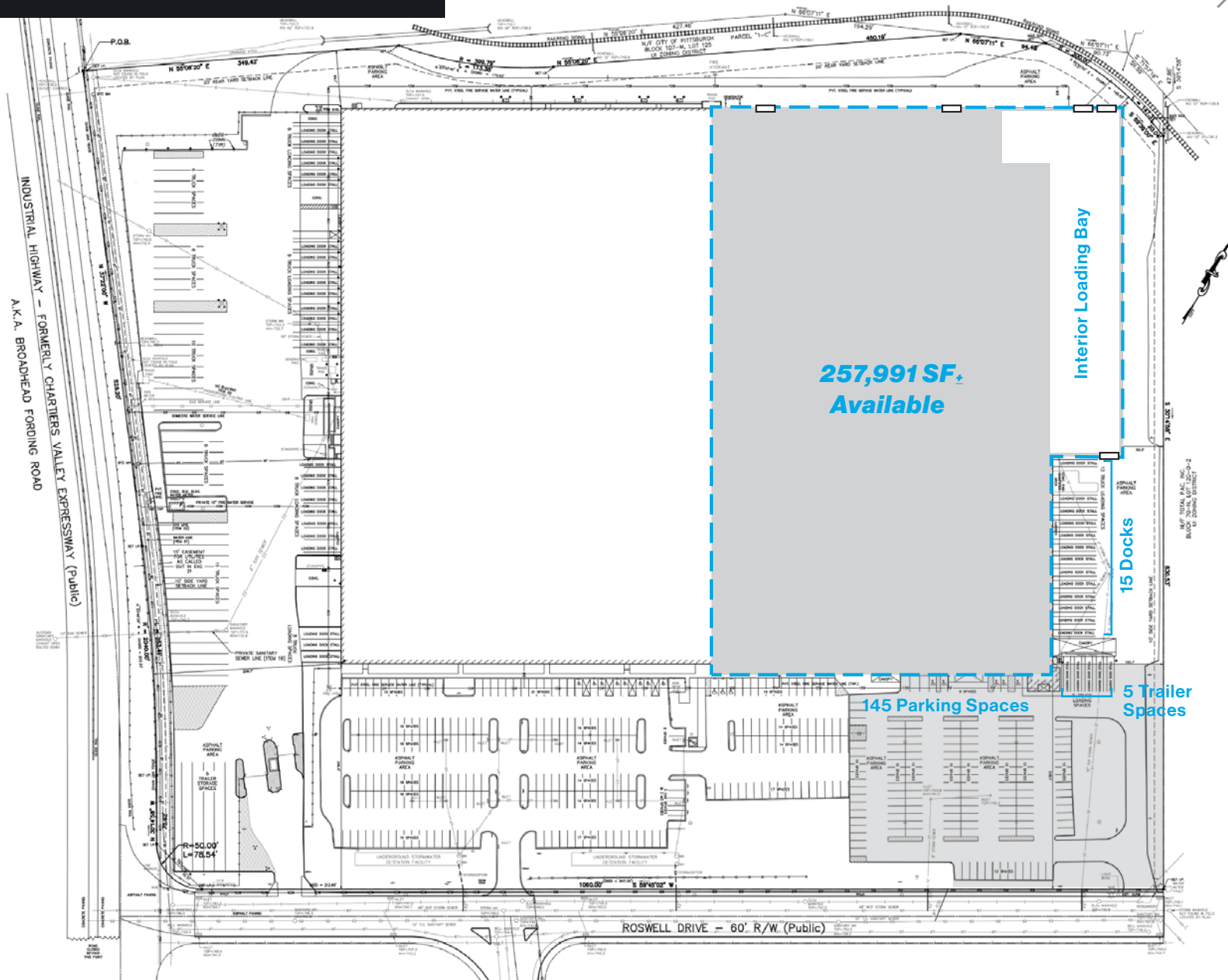
2nd Floor Office

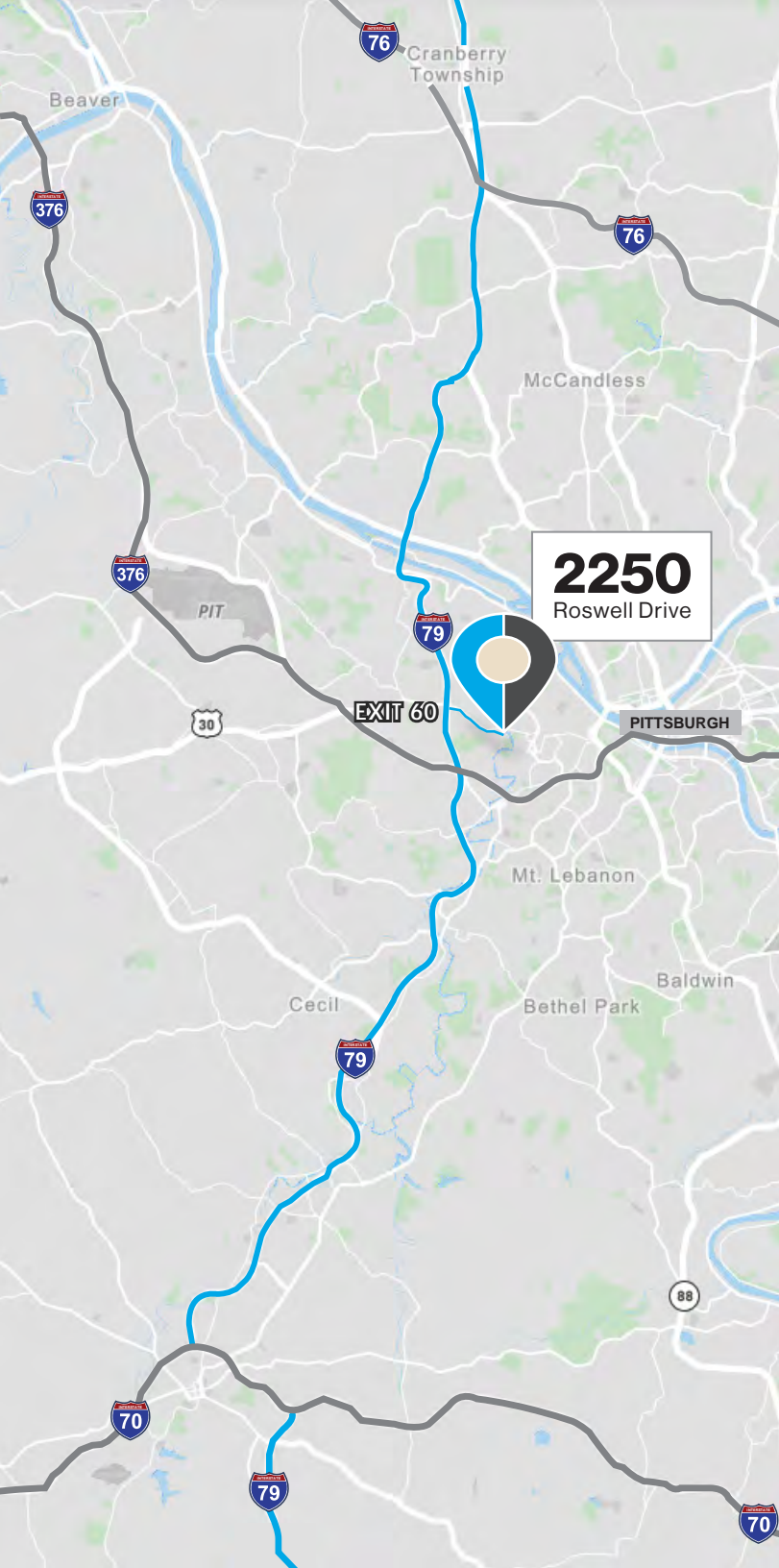


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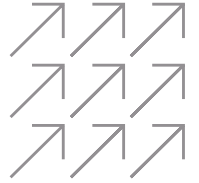


Site Plan






Location




Highway Access

 6 min. / 2.3 mi.

 10 min. / 4 mi.

 31 min. / 28.4 mi.

 40 min. / 22.9 mi.



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

Drive times/distances are approximate.



Contact

KIM CLACKSON
Executive Vice President
412 471 3018
kim.clackson@cbre.com

MATT CLACKSON
Senior Vice President
412 471 4069
matt.clackson@cbre.com

JOSH SINGER
Associate
412 496 7255
josh.singer@cbre.com

CBRE

One Oxford Centre | 301 Grant Street, Suite 4000 | Pittsburgh, PA 15219

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