

BUILD TO SUIT

DELIVERY JUNE 2022

INDUSTRIAL SPACE FOR SALE / LEASE

www.Route910Flex.com

4550 Gibsonia Road, (910) Gibsonia, PA
NEW CONSTRUCTION / FLEX BUILDING

Multiple size options from 11,000 to 49,500 SF Available



Harvest Commercial
Real Estate Services
www.harvestcre.com

DAVE STEVENSON 412.720.6080 | dstevenson@harvestcre.com
HCRE | 4848 Route 8, Unit 2 | Allison Park, PA 15101

CYRA CONTRACTOR 412.892.1159 | cyrac@harvestcre.com
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PROPERTY SPECIFICATIONS

4550 Gibsonia Road, (910) Gibsonia, PA



AVAILABLE	49,500 SF, Divisible for multi- tenants to 11,000 SF Minimum or Single tenant user
DELIVERY DATE	June 2022
LOT SIZE	4.5738 acres
BUILDING DIMENSIONS	450' X110'
PARCEL ID	1358-J-00015
DOORS	As needed
MUNICIPALITY	West Deer
ZONING	Industrial
PARKING	125 spaces
CLEAR HEIGHT	20'
HVAC	Reznor heaters
LIGHTING	LED High bay lights
SPRINKLER	Wet System
POWER	800+ amp, 480 volt,3 phase
UTILITIES	All Public
GAS	People's Natural Gas
ELECTRIC	Duquesne Light
WATER	Oakmont Water Authority



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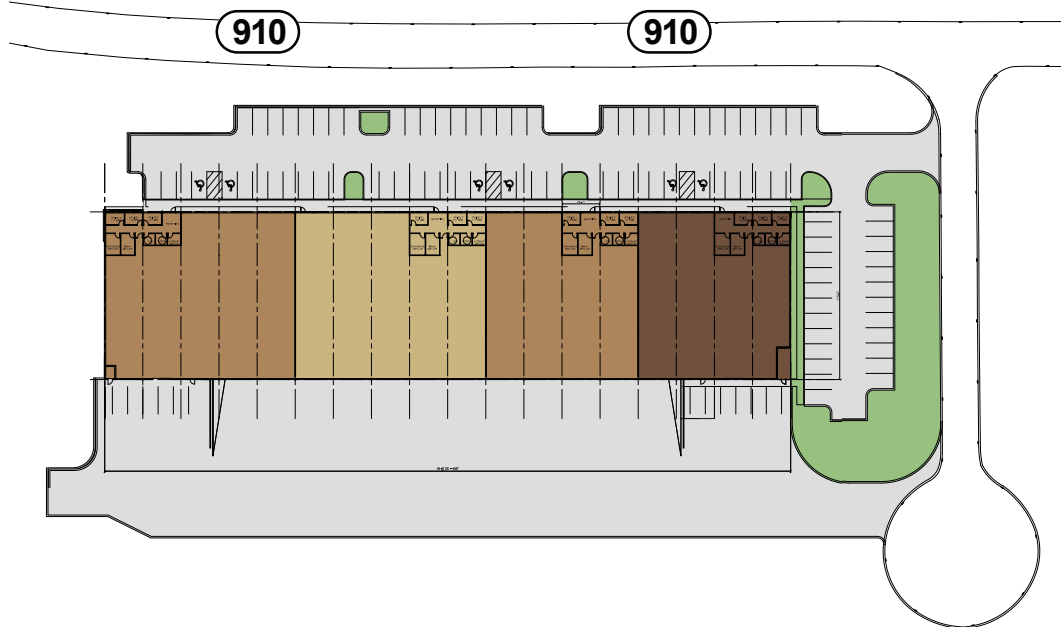
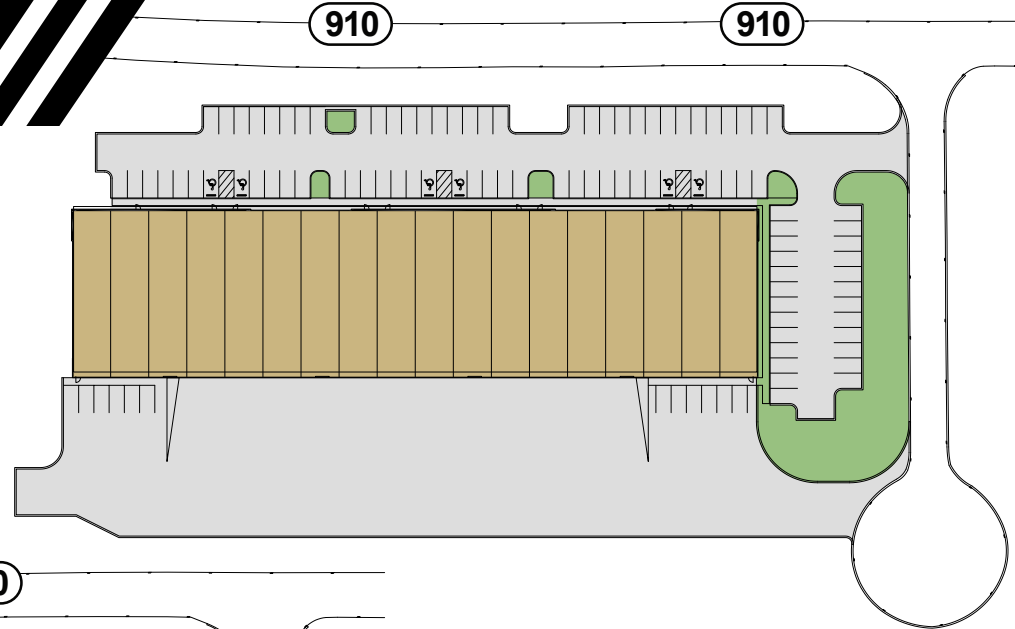
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FLOOR PLAN

SINGLE USER
49,500 SF



ALTERNATIVE BUILD SCENARIO
Subdivided into 4 units



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LOCATION HIGHLIGHTS



2.6 MILES to Route 8 - 5 Minutes

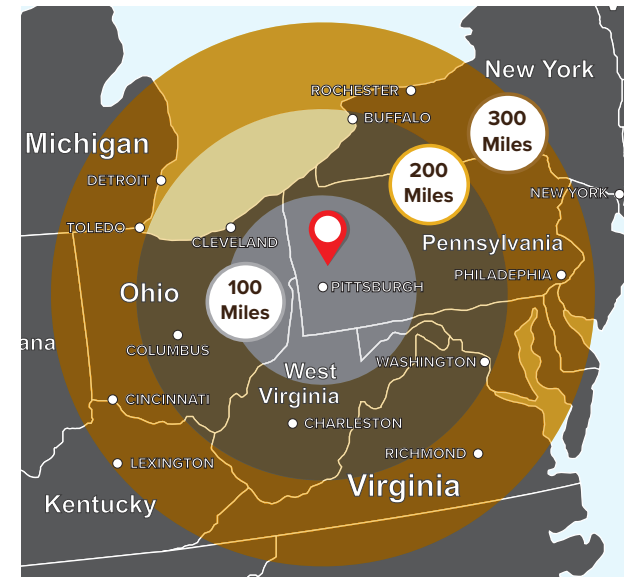
3.6 MILES to 1-76 (PA Turnpike)
Exit 39, Butler Valley - 10 Minutes

12.5 MILES to 1-76 (PA Turnpike)
Exit 48, Allegheny Valley - 15 Minutes

15.9 MILES to Downtown Pittsburgh - 25 Minutes

12 MILES to I-79 Exit 73, Wexford - 24 Minutes

37.1 MILES to Pittsburgh International Airport -
45 Minutes



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