

FOR LEASE

79 NORTH INDUSTRIAL PARK

304 DEER RUN ROAD | SEWICKLEY (ALEPPO TWP), PA 15143

41,600 SF AVAILABLE
LIGHT INDUSTRIAL/LOGISTICS SPACE

THE BEST "DOT ON THE MAP" FOR DECADES...

- Unparalleled location central to the market
- Immediate access to I-79 and Rt. 65
- Home of Amazon's first final-mile delivery station in the region

...NOW WITH A NEW REFRESHED SPACE OPPORTUNITY

- Parking lot expansion in progress
- Modern new entrance and architectural awning
- Brand new office layout and finishes
- All new LED lighting
- First availability in the park over 10,000 SF in 5 years

DOWNTOWN
PITTSBURGH



**41,600 SF
AVAILABLE FOR LEASE**



0.7 Miles



1 Mile



5.2 Miles



8.3 Miles



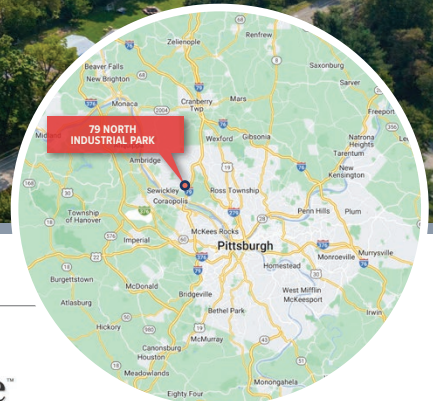
10 Miles



12 Miles



12.6 Miles



FOR MORE INFORMATION:

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BUILDING SPECS

41,600 SF AVAILABLE

LIGHT INDUSTRIAL/DISTRIBUTION/SHOWROOM SPACE

AVAILABLE SF	41,600 SF
BUILDING SIZE	89,268 SF
OFFICE AREA	Approximately 1,100 SF in place Fully conditioned office space finished to suit
CLEAR HEIGHT	22' - 26'
DOCK DOORS	Five (5) dock positions
DRIVE-IN DOORS	Two (2) drive-in doors (8' x 8' and 12' x 14')
COLUMN SPACING	55' x 32'
HVAC	Gas-fired unit heaters in warehouse
LIGHTING	LED High Bay Lighting (new lighting)
POWER	600 AMP, 480V, 3-Phase
SPRINKLER	Wet System throughout
BUILDING DEPTH	165'
AVAILABILITY	1Q2023
PARKING	Parking lot expansion in-progress; 40 additional spaces
HIGHWAY ACCESS	0.7 miles to I-79, 1 mile to Route 65, 5.2 miles to I-279, 8.3 miles to I-376, 10 miles to Downtown Pittsburgh, 12 miles to Pgh International Airport and 12.6 miles to I-76/PA Turnpike

CORPORATE NEIGHBORS

- AMAZON
- LINDE
- SAFELITE
- CHRYSLER
- HONDA
- CULLIGAN
- SOUTHERN GLAZERS
- UNITED GARAGE DOOR

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FLOOR PLAN

41,600 SF AVAILABLE



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PARKING LOT EXPANSION

APPROXIMATELY 40 SPACES



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DOWNTOWN
PITTSBURGH

65

EXIT 66
79

41,600 SF
AVAILABLE FOR LEASE

Please contact the leasing team for more information:

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GENFOR
REAL ESTATE



Endurance Real Estate Group, LLC (www.endurance-re.com), formed in 2002, is a Radnor, Pennsylvania-based real estate owner/developer focused on income and value add industrial opportunities located in the Mid-Atlantic region. Since its formation, the company has acquired and developed over \$1.3 billion of assets totaling over 20.6 million SF and sold over 10.8 million SF with a combined value of \$865 million. Endurance currently owns and operates a portfolio totaling over 6 million square feet consisting of 59 buildings. Existing space includes 5.3 million square feet of industrial and 750,000 square feet of flex/office space. Endurance is currently developing over 1.5 million SF of distribution buildings across several projects in varying building sizes from 60,000 SF up to 1,000,000 SF. To learn more visit www.endurance-re.com.