

FOR LEASE

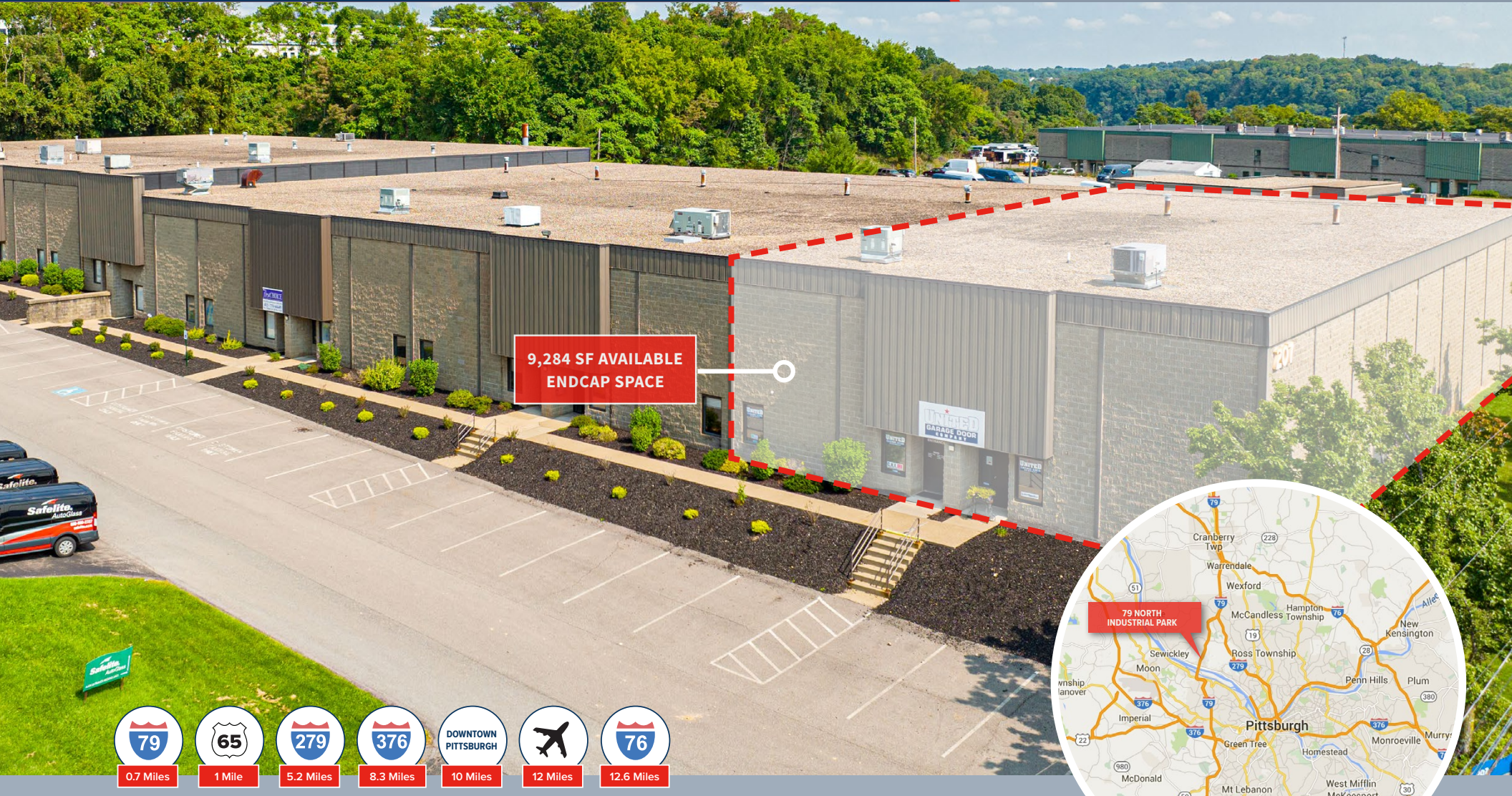
# 79 NORTH INDUSTRIAL PARK - BLDG 207

207 OVERLOOK DRIVE | SEWICKLEY (ALEPPO TWP), PA 15143

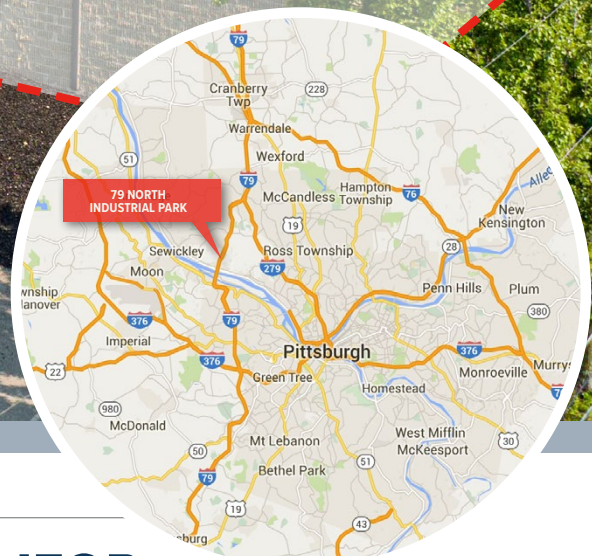
9,284 SF




ENDCAP, FLEX SPACE

EXCELLENT INFILL LOCATION



9,284 SF AVAILABLE ENDCAP SPACE



-  0.7 Miles
-  1 Mile
-  5.2 Miles
-  8.3 Miles
-  10 Miles
-  12 Miles
-  12.6 Miles

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207 OVERLOOK DRIVE | SEWICKLEY (ALEPPO TWP), PA 15143

9,284 SF

ENDCAP, FLEX SPACE

EXCELLENT INFILL LOCATION

## LIGHT INDUSTRIAL, SHOWROOM, FLEX SPACE

BUILDING SIZE	60,304 SF
AVAILABLE SF	9,284 SF (Endcap Space)
OFFICE AREA	Approximately 2,000 SF of finished office/showroom space
WAREHOUSE AREA	+/- 7,284 SF
CLEAR HEIGHT	22' in the warehouse
LOADING	One (1) 9' x 10' dock high door One (1) 12' x 14' drive-in door (ramped)
COLUMN SPACING	32' x 48'
HVAC	Gas-fired unit heaters in warehouse
LIGHTING	T-5
POWER	3-Phase Power
SPRINKLER	Wet System throughout
BUILDING DEPTH	145'
TRUCK COURT	100'
PARKING	60 surface spaces for Bldg 207
AVAILABILITY	1/1/2024
LOCATION	Aleppo Twp / Allegheny County
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
- VIRGINIA AIR

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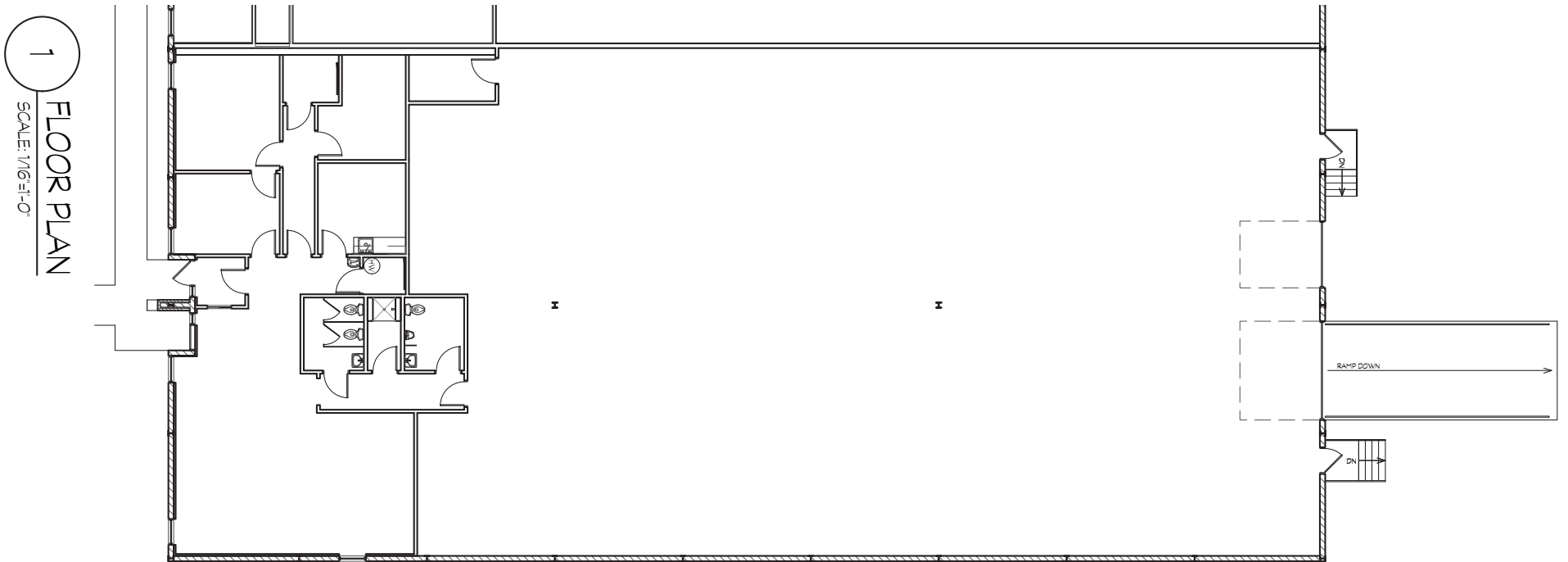
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207 OVERLOOK DRIVE | SEWICKLEY (ALEPPO TWP), PA 15143

9,284 SF

ENDCAP, FLEX SPACE

FLOOR PLAN





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# 79 NORTH INDUSTRIAL PARK

207 OVERLOOK DR | SEWICKLEY (ALEPPO TWP), PA 15143

DOWNTOWN  
PITTSBURGH



Please contact the leasing team for more information:

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**GENFOR**  
REAL ESTATE

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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](http://www.endurance-re.com).