



FOR LEASE OR SALE | **627,455 SF**
200 28TH STREET | **MCKEESPORT, PA**

ANTHONY CRIVELLO 414-405-2496 | ANTHONY@PHOENIXINVESTORS.COM

LUKE HERDER 414-244-9575 | LHERDER@PHOENIXINVESTORS.COM



PHOENIX
INVESTORS

Opportunity. Execution. Value Creation.

This document has been prepared by Phoenix Investors for advertising and general information only. Phoenix Investors makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy, and reliability.



PROPERTY HIGHLIGHTS



**EASY ACCESS TO
PA TURNPIKE
(I-76 & I-70)**



**PAVED ACCESS TO
ALL BUILDINGS**



**VEHICLE- &
PEDESTRIAN-GRADE
CROSSING AT 28TH ST
ENTRANCE**



55 DOCKS



PROPERTY DETAILS

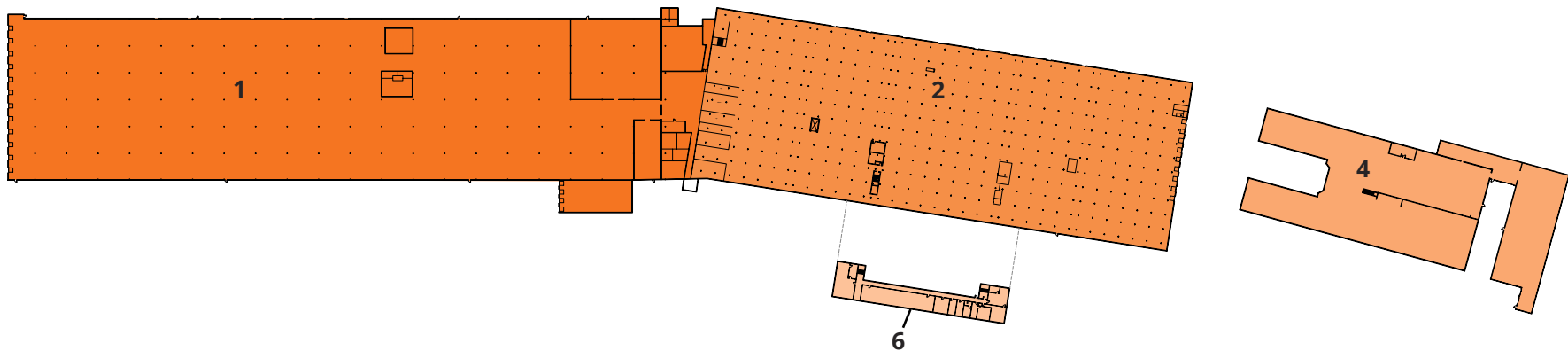
200 28TH STREET | MCKEESPORT, PA

AVAILABLE SPACE	627,455 SF
WAREHOUSE SPACE	547,759 SF
OFFICE SPACE	8,975 SF
ANCILLARY BUILDINGS	70,721 SF
FLOORS	3
ELEVATORS	Yes
DOCK DOORS	55
LEVELERS	36
CLEAR HEIGHT	14' - 30'
COLUMN WIDTH/DEPTH	38' x 44'
WALLS	Masonry
FLOORS	Reinforced Concrete
YEAR BUILT	1963
YEAR RENOVATED	2018
FIRE SUPPRESSION	100% Wet
POWER	4,000a/120 - 480v Heavy
PARKING	300 Spaces
LAND AREA	36 Acres
ZONING	Industrial
PARCEL ID	0464-E-00235-0000-00, 0464-K-00100-0000-00
OPEX ESTIMATE	\$0.33/SF

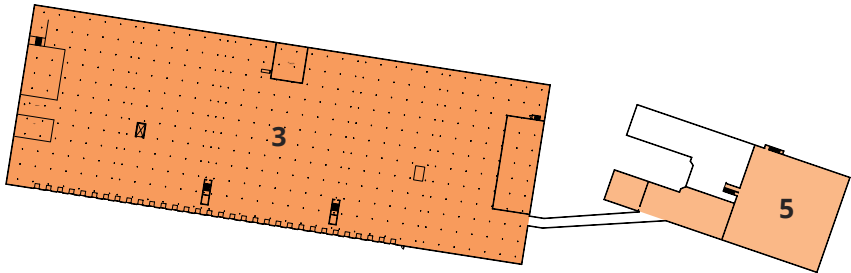


FLOOR PLAN

200 28TH STREET | MCKEESPORT, PA



LOWER LEVEL



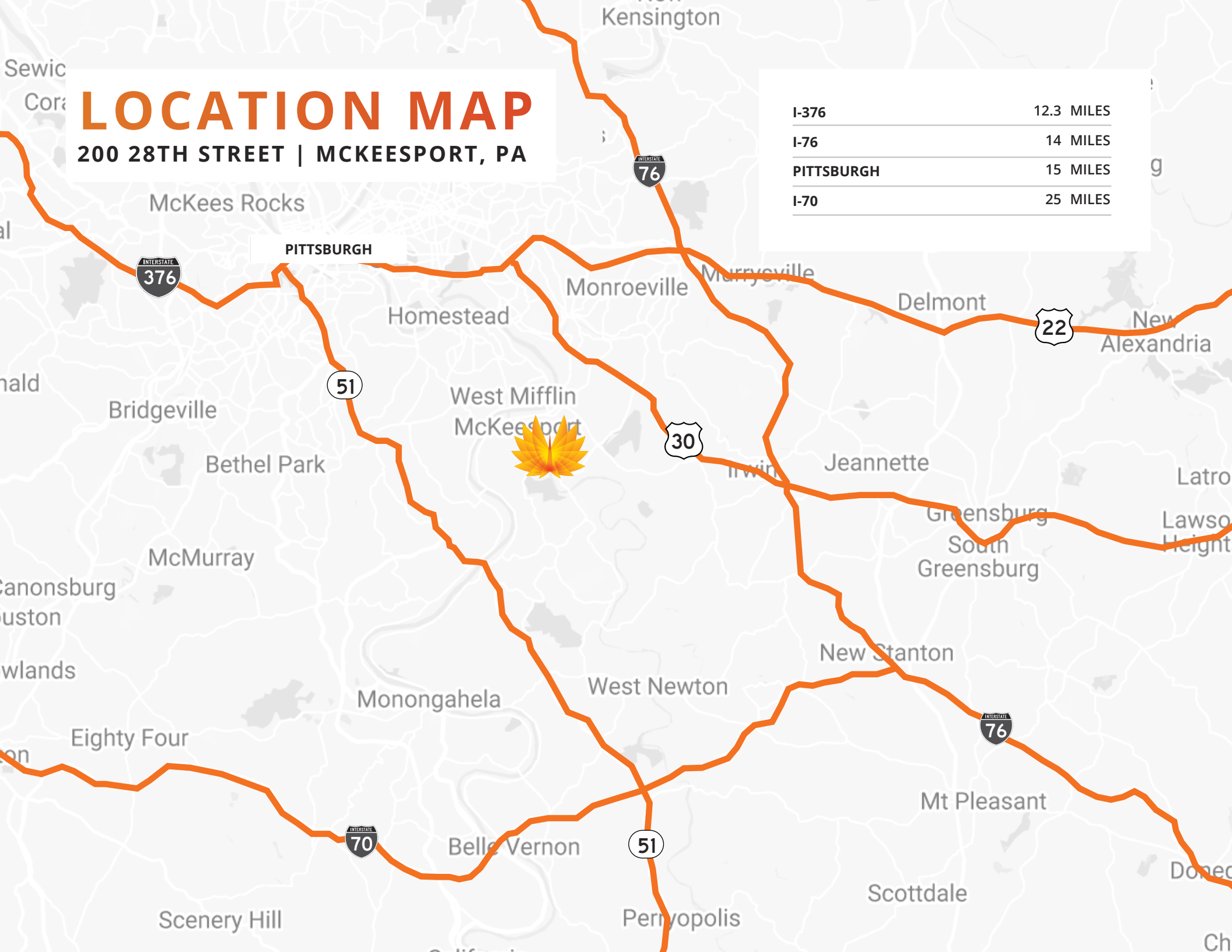
NUMBER	SPACE DESIGNATION	COLUMN SPACING	CLEAR HEIGHT	SQUARE FEET
1	WAREHOUSE	37' 6" X 44' 0"	20' 7"	233,933 SF
2	WAREHOUSE	20' X 20'	EAVE: 13' 1" PEAK: 21' 4"	159,957 SF
3	WAREHOUSE LOWER LEVEL	20' x 20'	11' 5"	153,869 SF
4	ANCILLARY BUILDING	TBD	11' 5" - 25' 4"	45,943 SF
5	ANCILLARY BUILDING LOWER LEVEL	N/A	DROP CEILING	24,778 SF
6	SECOND FLOOR OFFICES	N/A	DROP CEILING	8,975 SF
TOTAL				627,455 SF



LOCATION MAP

200 28TH STREET | MCKEESPORT, PA

I-376	12.3 MILES
I-76	14 MILES
PITTSBURGH	15 MILES
I-70	25 MILES





FOR LEASE OR SALE | **627,455 SF**
200 28TH STREET | **MCKEESPORT, PA**

ANTHONY CRIVELLO 414-405-2496 | ANTHONY@PHOENIXINVESTORS.COM
LUKE HERDER 414-244-9575 | LHERDER@PHOENIXINVESTORS.COM



PHOENIX
INVESTORS

Opportunity. Execution. Value Creation.