

FOR LEASE | 198,154 SF

1200 LEBANON RD | WEST MIFFLIN, PA

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PROPERTY HIGHLIGHTS

- IDEAL FOR TRADITIONAL & E-COMMERCE WAREHOUSING & DISTRIBUTION, AI, & ROBOTICS R&D
- ADVANCED MANUFACTURING POTENTIAL
- 10 MILES FROM DOWNTOWN PITTSBURGH
- COMPLETELY RENOVATED WITH NEW ROOF IN 2022/2023
- APPROXIMATELY 15 ACRES FOR STORAGE & TRAILER PARKING

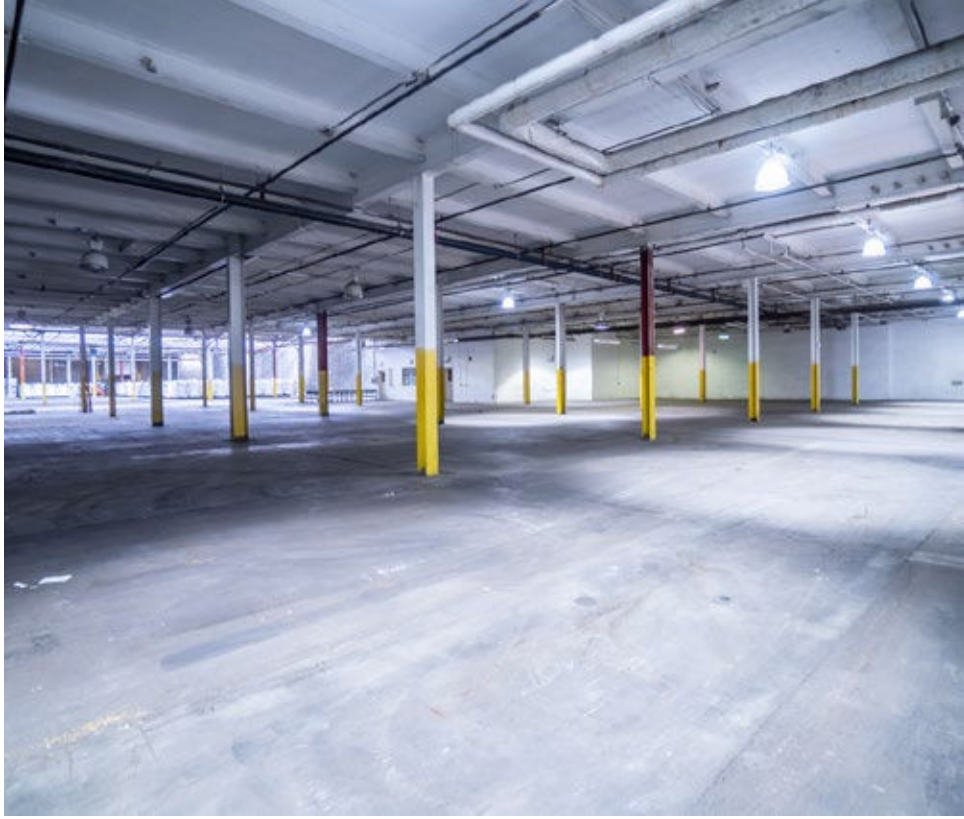


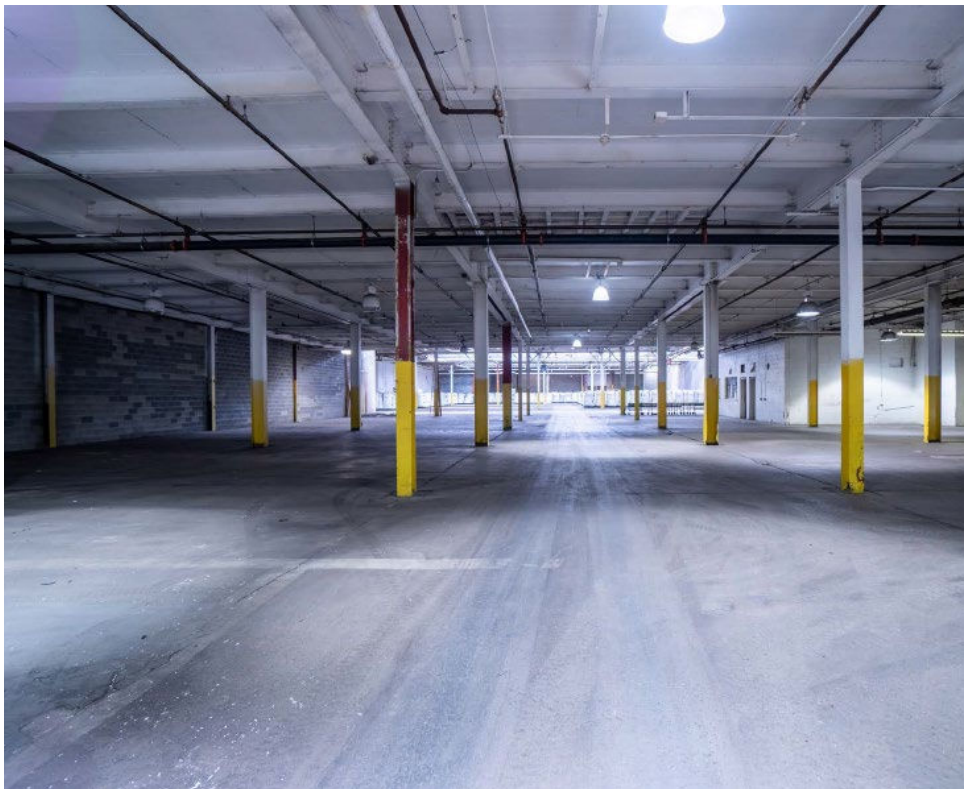
PROPERTY DETAILS

1200 LEBANON RD | WEST MIFFLIN, PA

AVAILABLE SPACE	198,154 SF
MAX CONTIGUOUS	52,198 SF
MINIMUM DIVISIBLE	2,464 SF
LOADING DOCKS	11
DRIVE-IN DOORS	5
CLEAR HEIGHT	18’ - 24’
COLUMN WIDTH/DEPTH	20’ x 60’
ROOF	TPO
WALLS	Masonry
FLOORS	6” - 8” Reinforced Concrete
YEAR BUILT	1967
YEAR RENOVATED	2023
FIRE SUPPRESSION	100% Dry
LIGHTING	Metal Halide
POWER	Heavy
PARKING	240 Surface Spaces
LAND AREA	52.68 Acres
ZONING	I-1 Heavy Industrial
PARCEL ID	245-M-150 | 245-R-50
RAIL ACCESS	Serviced by Union Railroad Company
OPEX ESTIMATE	**$0.96/SF**

VIEW A VIDEO OF THIS PROPERTY

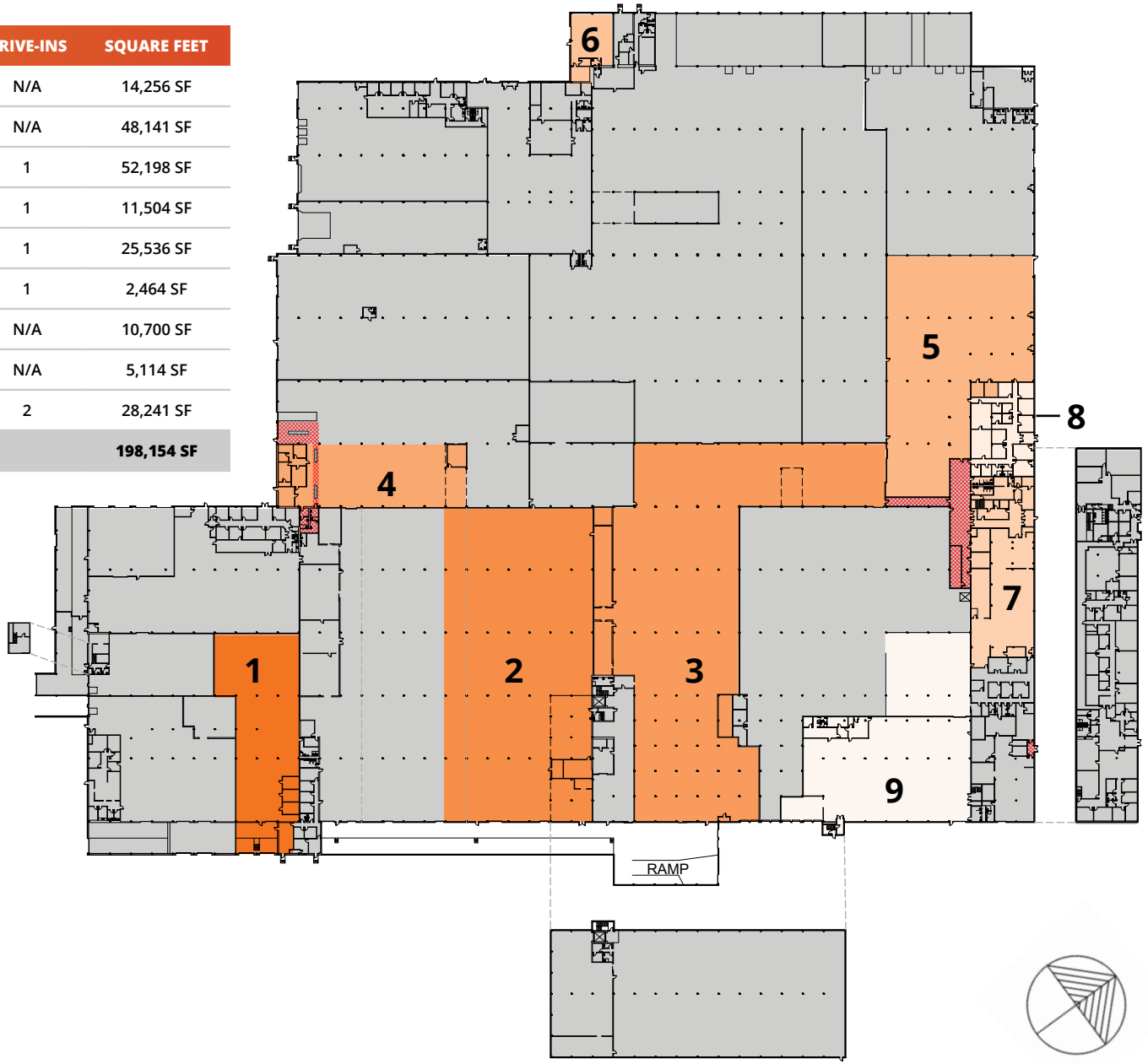




FLOOR PLAN

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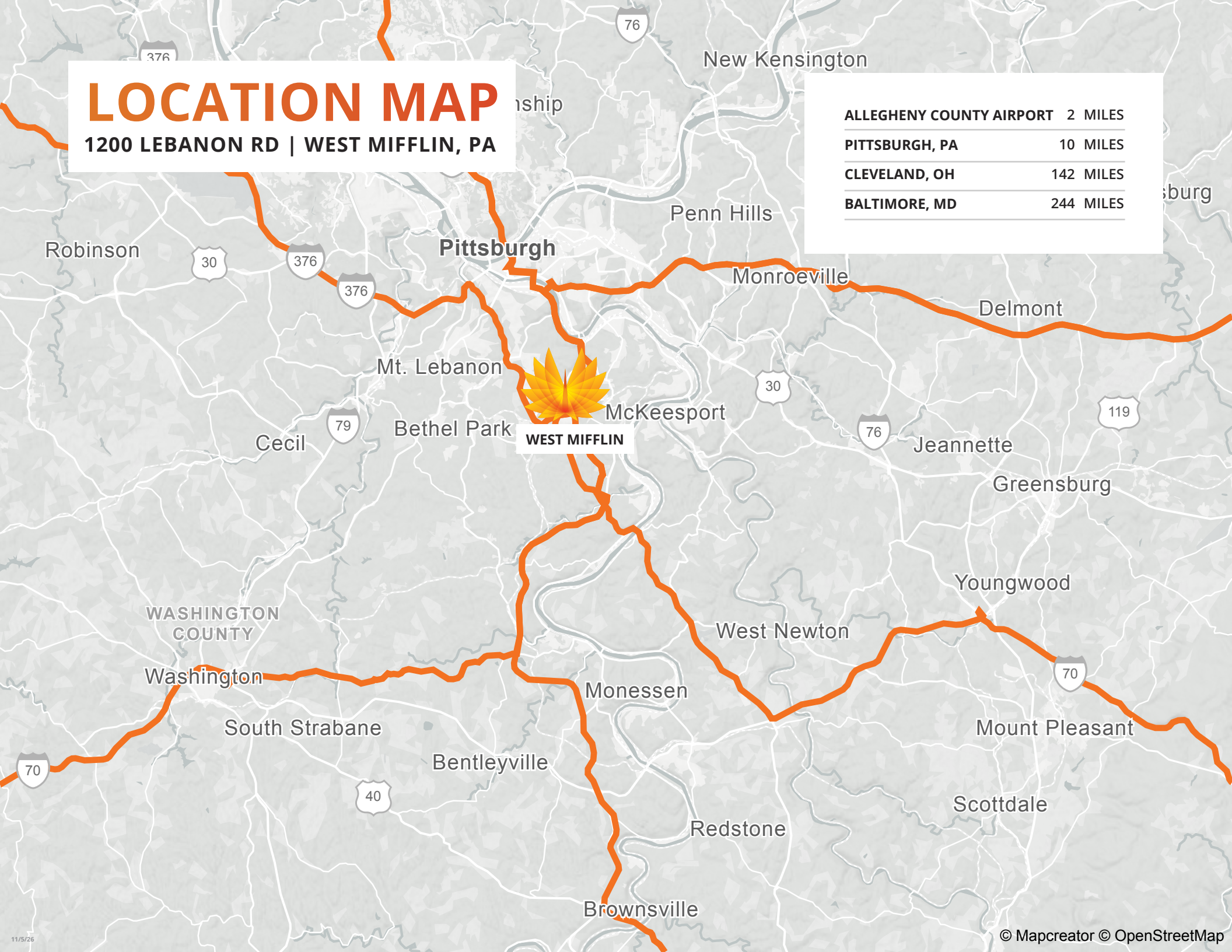
NUMBER	AVAILABILITY DATE	LOADING DOCKS	DRIVE-INS	SQUARE FEET
1	IMMEDIATELY	2	N/A	14,256 SF
2	IMMEDIATELY	3	N/A	48,141 SF
3	IMMEDIATELY	2	1	52,198 SF
4	IMMEDIATELY	N/A	1	11,504 SF
5	IMMEDIATELY	N/A	1	25,536 SF
6	IMMEDIATELY	N/A	1	2,464 SF
7	IMMEDIATELY	N/A	N/A	10,700 SF
8	IMMEDIATELY	N/A	N/A	5,114 SF
9	5/1/2027	4	2	28,241 SF
TOTAL				**198,154 SF**



LOCATION MAP

1200 LEBANON RD | WEST MIFFLIN, PA

ALLEGHENY COUNTY AIRPORT	2 MILES
PITTSBURGH, PA	10 MILES
CLEVELAND, OH	142 MILES
BALTIMORE, MD	244 MILES



11/5/26

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