



**INDUSTRIAL PARK BTS**  
**1200 LEBANON RD**

**300,000 SF**  
**WEST MIFFLIN, PA**

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**PHOENIX**  
**LOGISTICS**

*Strategic Real Estate. Applied Technology. Tailored Service.*

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# PROPERTY HIGHLIGHTS



**IDEAL FOR  
TRADITIONAL  
ECOMMERCE,  
WAREHOUSING,  
& DISTRIBUTION**



**10 MILES FROM  
DOWNTOWN  
PITTSBURGH**



**20+ ACRES  
AVAILABLE FOR  
DEVELOPMENT**



**APPROX. 15 ACRES  
FOR STORAGE &  
TRAILER  
PARKING**



# PROPERTY DETAILS


1200 LEBANON RD | WEST MIFFLIN, PA

<b>BUILDING SIZE</b>	Up to 300,000 SF
<b>AVAILABLE SPACE</b>	Up to 300,000 SF
<b>MINIMUM DIVISIBLE</b>	150,000 SF
<b>OFFICE SPACE</b>	BTS
<b>DOCK DOORS</b>	30
<b>DRIVE-IN DOORS</b>	5
<b>CLEAR HEIGHT</b>	32'
<b>COLUMN WIDTH/DEPTH</b>	30' x 60'
<b>ROOF</b>	TPO
<b>WALLS</b>	Metal
<b>FLOORS</b>	8" Reinforced Concrete
<b>FIRE SUPPRESSION</b>	ESFR
<b>LIGHTING</b>	High-Efficiency LED
<b>POWER</b>	To Suit Based on Tenant Needs
<b>LAND AREA</b>	14.59 Acres
<b>ZONING</b>	I-1: Heavy Industrial
<b>PARCEL ID</b>	245-M-150   245-R-50
<b>RAIL</b>	Serviced by Union Railroad Company



# SITE PLAN

1200 LEBANON RD | WEST MIFFLIN, PA



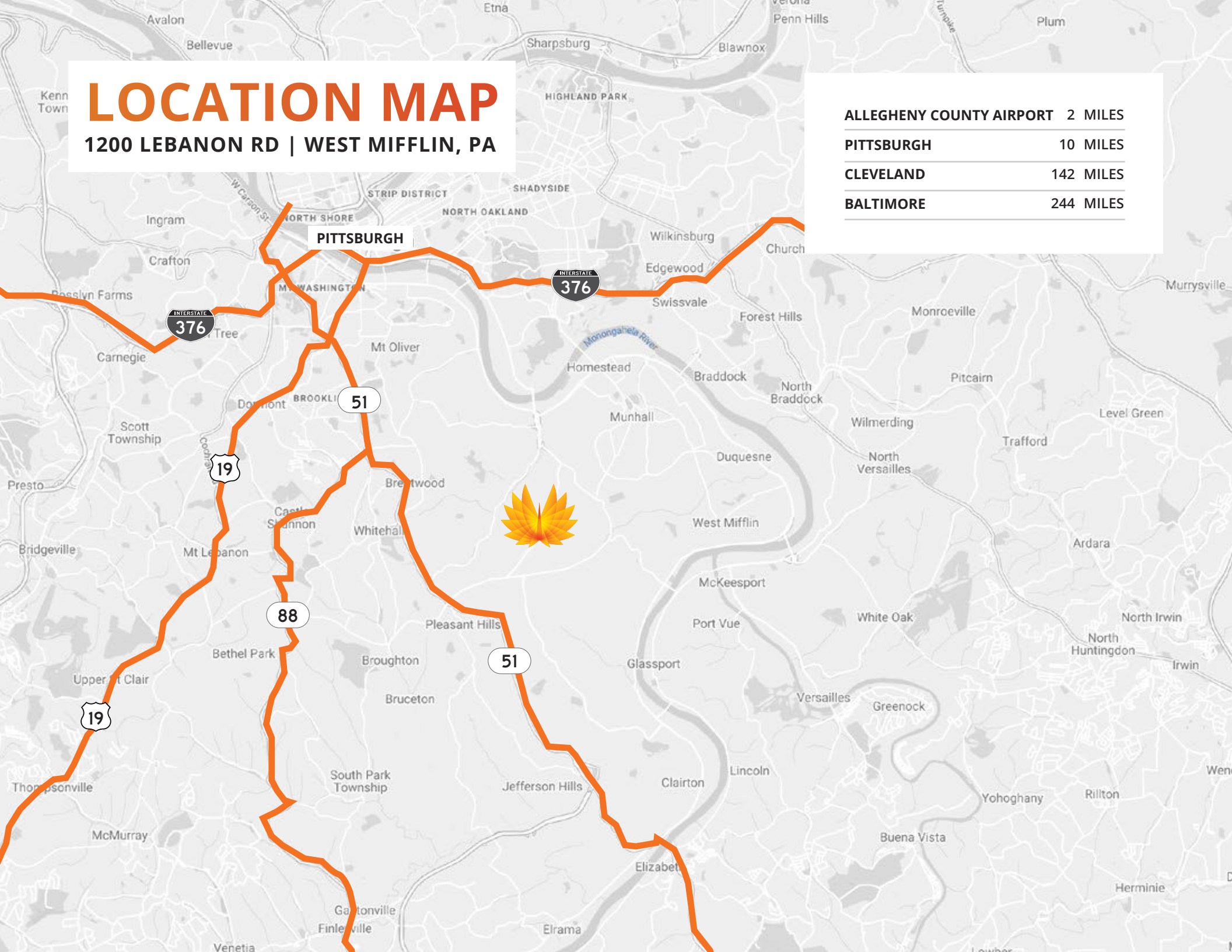
PROPOSED BUILDING  
300,000 SQFT  
400' X 750'  
HEIGHT: T.B.D.



# LOCATION MAP

1200 LEBANON RD | WEST MIFFLIN, PA

ALLEGHENY COUNTY AIRPORT	2 MILES
PITTSBURGH	10 MILES
CLEVELAND	142 MILES
BALTIMORE	244 MILES





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