

**FLEX SPACE
FOR LEASE**



**1000 PHILADELPHIA STREET
CANONSBURG, PA 15317**

NORTH STRABANE TOWNSHIP • WASHINGTON COUNTY

10,000 SF_± AVAILABLE

FLEX SPACE AVAILABLE



CBRE, Inc.
US Steel Tower
600 Grant Street,
Suite 4800
Pittsburgh, PA 15219
412.471.9500
www.cbre.com



For more information, please contact:

KIM CLACKSON, SIOR
Senior Vice President
412.471.3018
kim.clackson@cbre.com

MATT CLACKSON
Senior Associate
412.471.4069
matt.clackson@cbre.com

NICOLE CLACKSON ROSSMAN
Senior Associate
412.471.3385
nicole.clackson@cbre.com

PROPERTY OVERVIEW

Available Space:	10,000 SF Flex Space Office – Build to Suit
Building Size:	Total: 31,000 SF±
Property Size:	2.356 Acres±
Present Use:	Office/Light Industrial Space
Zoning:	Light Industrial I-1 Canonsburg Borough I-1 North Strabane Township
Power:	225 Amp, 208-Volt
Utilities:	All public utilities are available
Ceiling Height:	12'8" at eaves 15' at peak
Docks/Doors:	1 dock door - 8' (h) x 10' (w)
Foundation/Floor:	Concrete block/concrete floor
Wall Structure:	Steel
Wall Covering:	Brick/Metal siding
Warehouse Roof Structure:	Metal decking over steel superstructure
Security System:	Sonitrol
Gutters/Downspouts:	Metal/Metal
Frontage:	Along Morganza Rd. and Weavertown Rd.
2015 Taxes (Estimated):	\$0.79 PSF



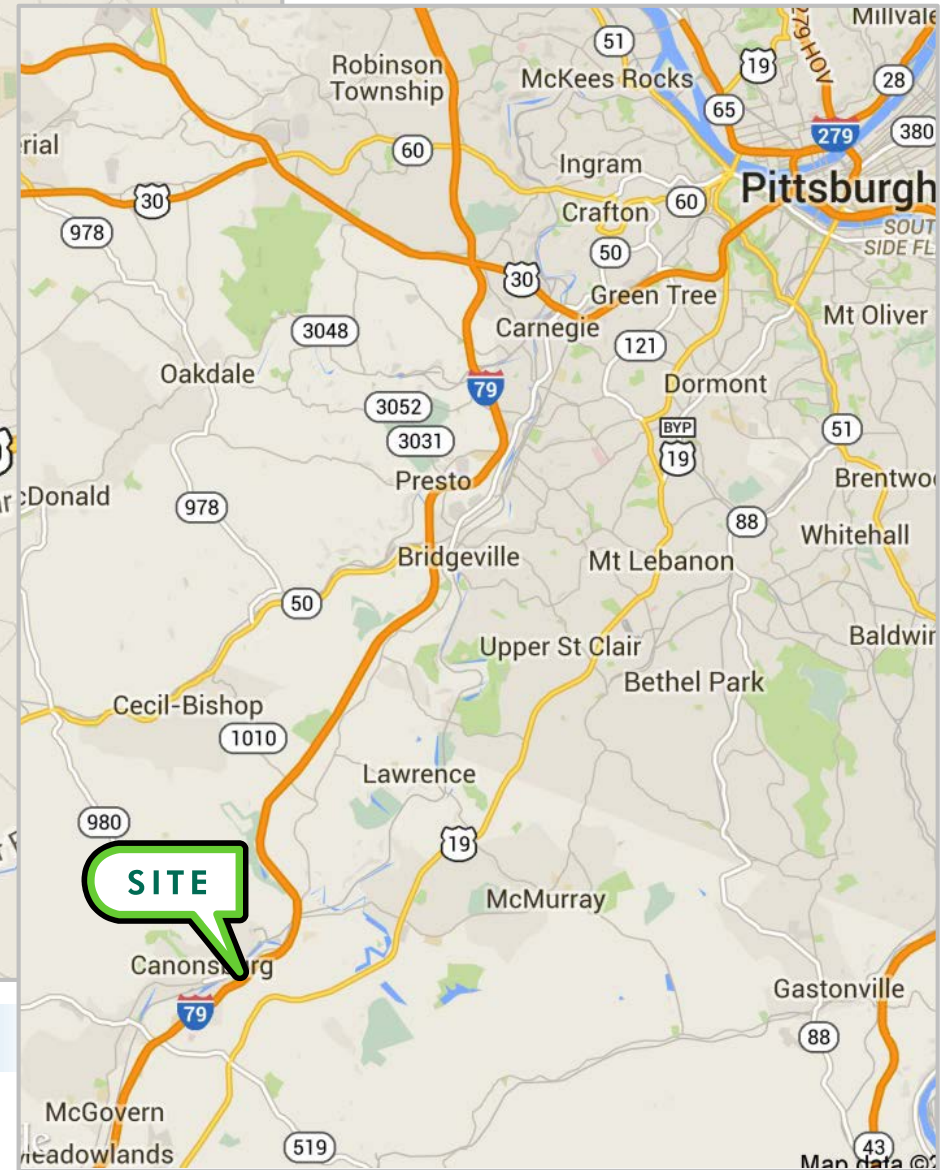
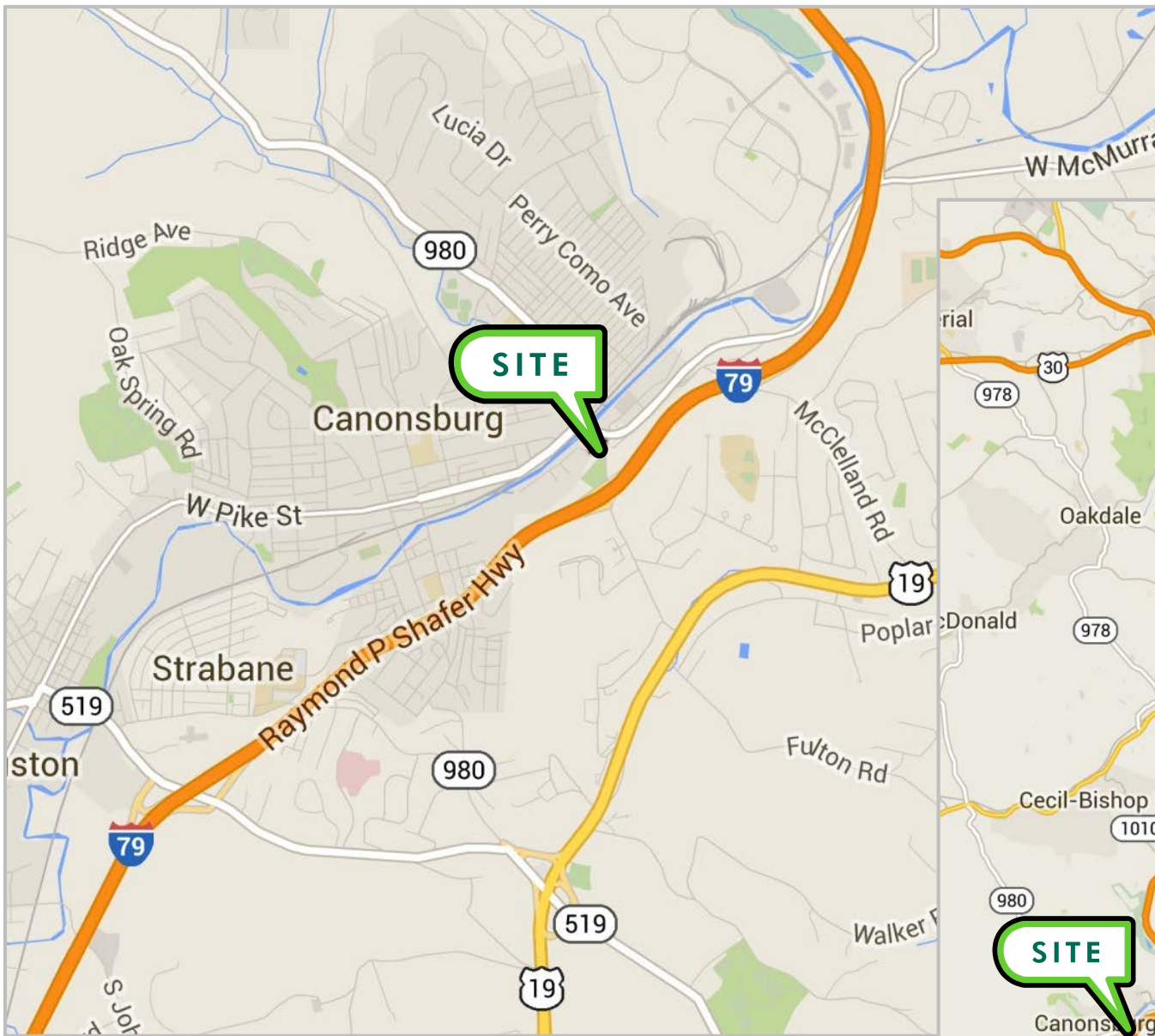
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Office area is raw space, to be built to Tenant's design specifications.

Examples of office/kitchen design.





LOCATION

- 30 minutes/21 miles from downtown Pittsburgh
- 13 minutes/8 miles from Washington
- 15 minutes/10 miles from Bridgeville
- 25 minutes/21 miles from the Pittsburgh International Airport

Drive times/distance are approximate.