



LANGHOLZ WILSON ELLIS
Commercial Real Estate Services



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For Lease
Former Roomful Express Distribution Center
2250 Roswell Drive
Pittsburgh (Crafton), PA 15205

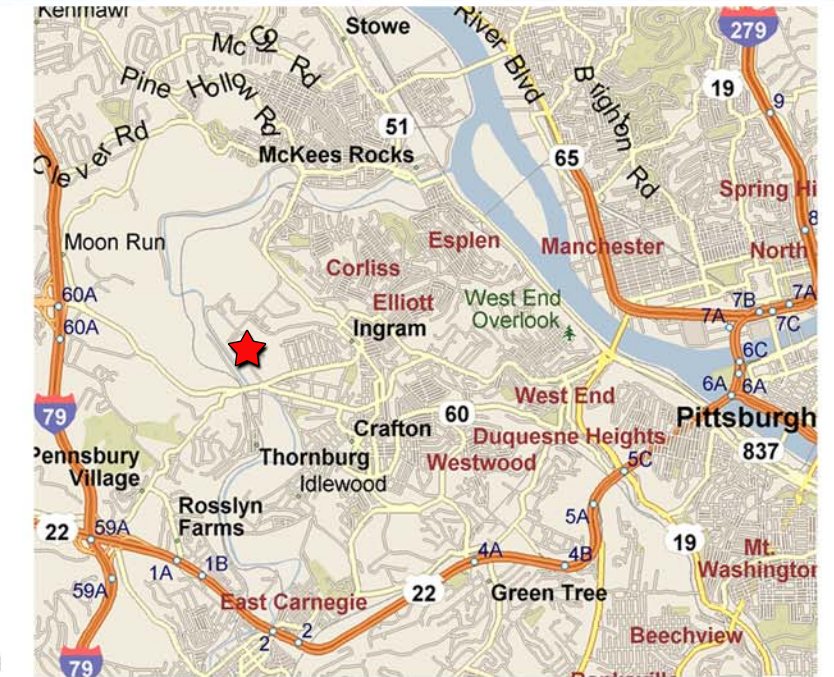



577,896 SF Building
on 24 acres



Available Space:

- **365,000 SF Warehouse** (subdividable)
- **23,630 SF Office** (subdividable)
- **44,170 SF Mezzanine Office** (subdividable)
- Dimensions: 598' x 610'
- Column Spacing: 40' x 46'
- 22' clear height
- 22 Dock Doors
- 2 Drive-In Doors
- Sprinkler System: 100% wet
- Urban Industrial Zoning - City of Pittsburgh
- 2.0 miles to I-79
- Power: 120/208/277/480 V
1000kW; 300kW back up generator

*Rugby Realty Co. Inc, a separately owned affiliate of the landlord, and Langholz Wilson Ellis, Inc. are pleased to offer 2250 Roswell Dr in the Chartiers Valley Industrial Park

For additional information, contact:
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