



LANGHOLZ WILSON ELLIS
Commercial Real Estate Services



LANGHOLZ WILSON ELLIS
Commercial Real Estate Services

Available For Lease
460 Nixon Road
Cheswick, PA



Pittsburgh's Strategic Location

- 63 percent of the national industrial output
- 36 of the top 55 counties in the U.S., rated by value added by their manufacturing enterprises
- 48 percent of U.S. businesses Population and Buying Power
- More than 53 percent of the U.S. buying income
- 26 metropolitan areas each exceeding 1 million people
- More than 120 million people in metro markets
- 45 percent of the U.S. population and aggregate income
- 45 percent of the total Canadian population
- Nearly half of all U.S. banking deposits Retail Markets
- More than 40 percent of total U.S. retail sales
- 23 of the top 50 metropolitan retail markets in the U.S.
- 45 metropolitan markets exceeding \$5 billion in sales



- 578,227 +/- SF Available
- Will Subdivide
- Flexible Terms
- 44 +/- Acres
- Dedicated Rail Spur with rail siding inside Building

For further information, contact:
Patrick Tracy, SIOR
(ptracy@LWEre.com)
412-261-2200

606 Liberty Avenue • Suite 300 • Pittsburgh, PA 15222 • Phone: 412-261-2200 • Fax: 412-261-2075



ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE. NO REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF, AND IT IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL, OR OTHER CONDITIONS, PRIOR SALE LEASE, FINANCING OR WITHDRAWAL WITHOUT NOTICE. LANGHOLZ WILSON ELLIS, INC., WILL MAKE NO REPRESENTATION AND ASSUME NO OBLIGATION, REGARDING THE PRESENCE OR ABSENCE OF TOXIC OR HAZARDOUS WASTE OR SUBSTANCES OR OTHER UNDESIRABLE MATERIAL ON OR ABOUT THE PROPERTY.





LANGHOLZ WILSON ELLIS
Commercial Real Estate Services

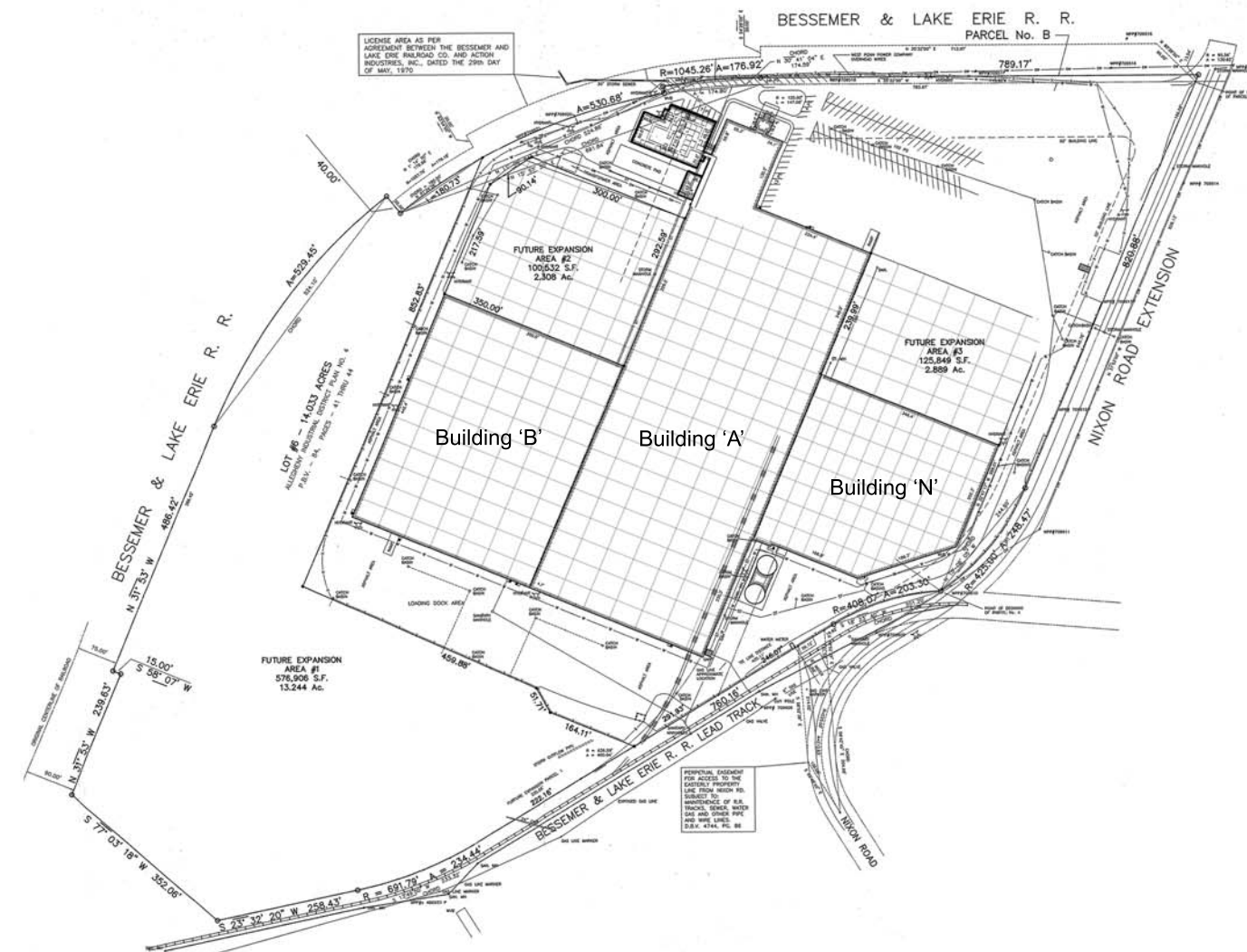
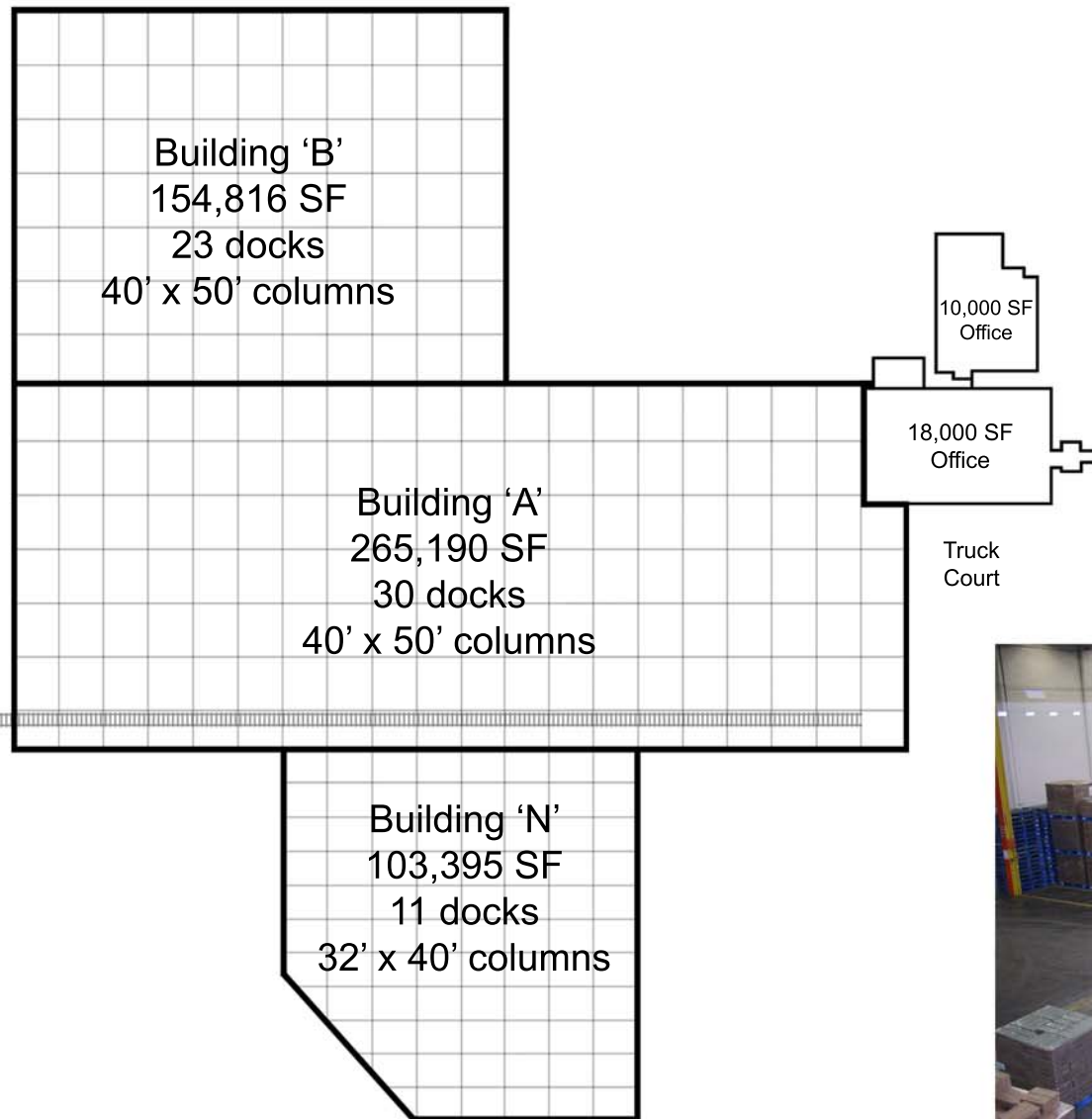
Available For Lease

460 Nixon Road
Cheswick, PA



Size:	578,227 SF	Ceiling Height:	24' - 28'
Warehouse:	523,401 SF	Loading Docks:	60
Building 'A':	265,190 SF	Column Spacing:	40' x 50'
Building 'B':	154,816 SF		40' x 32'
Building 'N':	103,395 SF	Parking:	200+ cars
Mezzanine:	25,800 SF	(expandable)	75+ trailers
Office:	29,400 SF		
Land Area:	44 Acres	Fully Sprinklered	

LEASE RATE: \$3.50/SF, NNN



606 Liberty Avenue • Suite 300 • Pittsburgh, PA 15222 • Phone: 412-261-2200 • Fax: 412-261-2075

ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE. NO REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF, AND IT IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL, OR OTHER CONDITIONS, PRIOR SALE LEASE, FINANCING OR WITHDRAWAL WITHOUT NOTICE. LANGHOLZ WILSON ELLIS, INC., WILL MAKE NO REPRESENTATION, AND ASSUME NO OBLIGATION, REGARDING THE PRESENCE OR ABSENCE OF TOXIC OR HAZARDOUS WASTE OR SUBSTANCES OR OTHER UNDESIRABLE MATERIAL ON OR ABOUT THE PROPERTY.