



**FOR LEASE OR SALE** | **627,455 SF**  
**200 28TH STREET** | **MCKEESPORT, PA**

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**PHOENIX**  
**INVESTORS**

*Opportunity. Execution. Value Creation.*



# PROPERTY HIGHLIGHTS



**EASY ACCESS TO  
PA TURNPIKE  
(I-76 & I-70)**



**PAVED ACCESS TO  
ALL BUILDINGS**



**VEHICLE- &  
PEDESTRIAN-GRADE  
CROSSING AT 28TH ST  
ENTRANCE**



**55 DOCKS**



# PROPERTY DETAILS

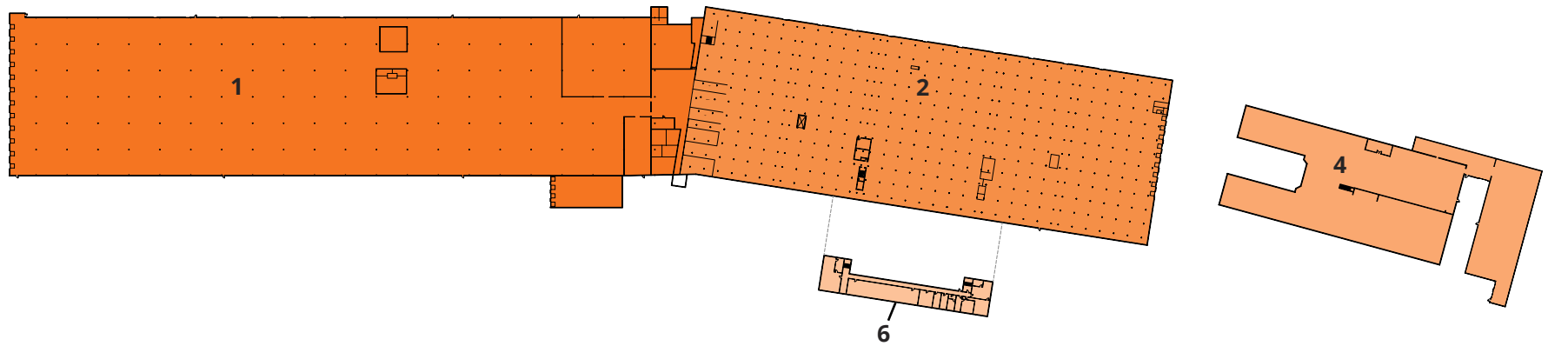
200 28TH STREET | MCKEESPORT, PA

AVAILABLE SPACE	627,455 SF
WAREHOUSE SPACE	547,759 SF
OFFICE SPACE	8,975 SF
ANCILLARY BUILDINGS	70,721 SF
FLOORS	3
ELEVATORS	Yes
DOCK DOORS	55
LEVELERS	36
CLEAR HEIGHT	11' 5" - 25' 4"
COLUMN WIDTH/DEPTH	38' x 44'
WALLS	Masonry
FLOORS	Reinforced Concrete
YEAR BUILT	1963
YEAR RENOVATED	2018
FIRE SUPPRESSION	100% Wet
POWER	4,000a/120 - 480v Heavy
PARKING	300 Spaces
LAND AREA	36 Acres
ZONING	Industrial
PARCEL ID	0464-E-00235-0000-00, 0464-K-00100-0000-00
OPEX ESTIMATE	\$0.33/SF

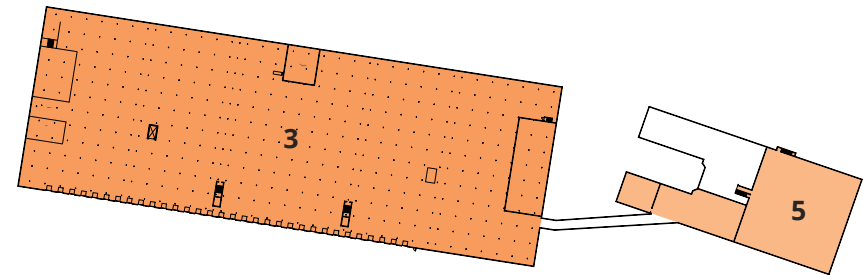


# FLOOR PLAN

200 28TH STREET | MCKEESPORT, PA



LOWER LEVEL



NUMBER	SPACE DESIGNATION	COLUMN SPACING	CLEAR HEIGHT	SQUARE FEET
1	WAREHOUSE	37' 6" X 44' 0"	20' 7"	233,933 SF
2	WAREHOUSE	20' X 20'	EAVE: 13' 1" PEAK: 21' 4"	159,957 SF
3	WAREHOUSE LOWER LEVEL	20' x 20'	11' 5"	153,869 SF
4	ANCILLARY BUILDING	TBD	11' 5" - 25' 4"	45,943 SF
5	ANCILLARY BUILDING LOWER LEVEL	N/A	DROP CEILING	24,778 SF
6	SECOND FLOOR OFFICES	N/A	DROP CEILING	8,975 SF
<b>TOTAL</b>				<b>627,455 SF</b>



# LOCATION MAP

200 28TH STREET | MCKEESPORT, PA

I-376	12.3 MILES
I-76	14 MILES
PITTSBURGH	15 MILES
I-70	25 MILES

