



FOR LEASE
251 W WYLIE AVE

228,458 SF
WASHINGTON, PA

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PHOENIX
LOGISTICS

Strategic Real Estate. Applied Technology. Tailored Service.

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PROPERTY HIGHLIGHTS



**ENTIRE PROPERTY
IS SECURED BY
FENCING AND
GUARD SHACK**



**LARGE RACKING/
STORAGE SYSTEM
IN PLACE**



**1.5 ACRES OF
LAYDOWN YARD**

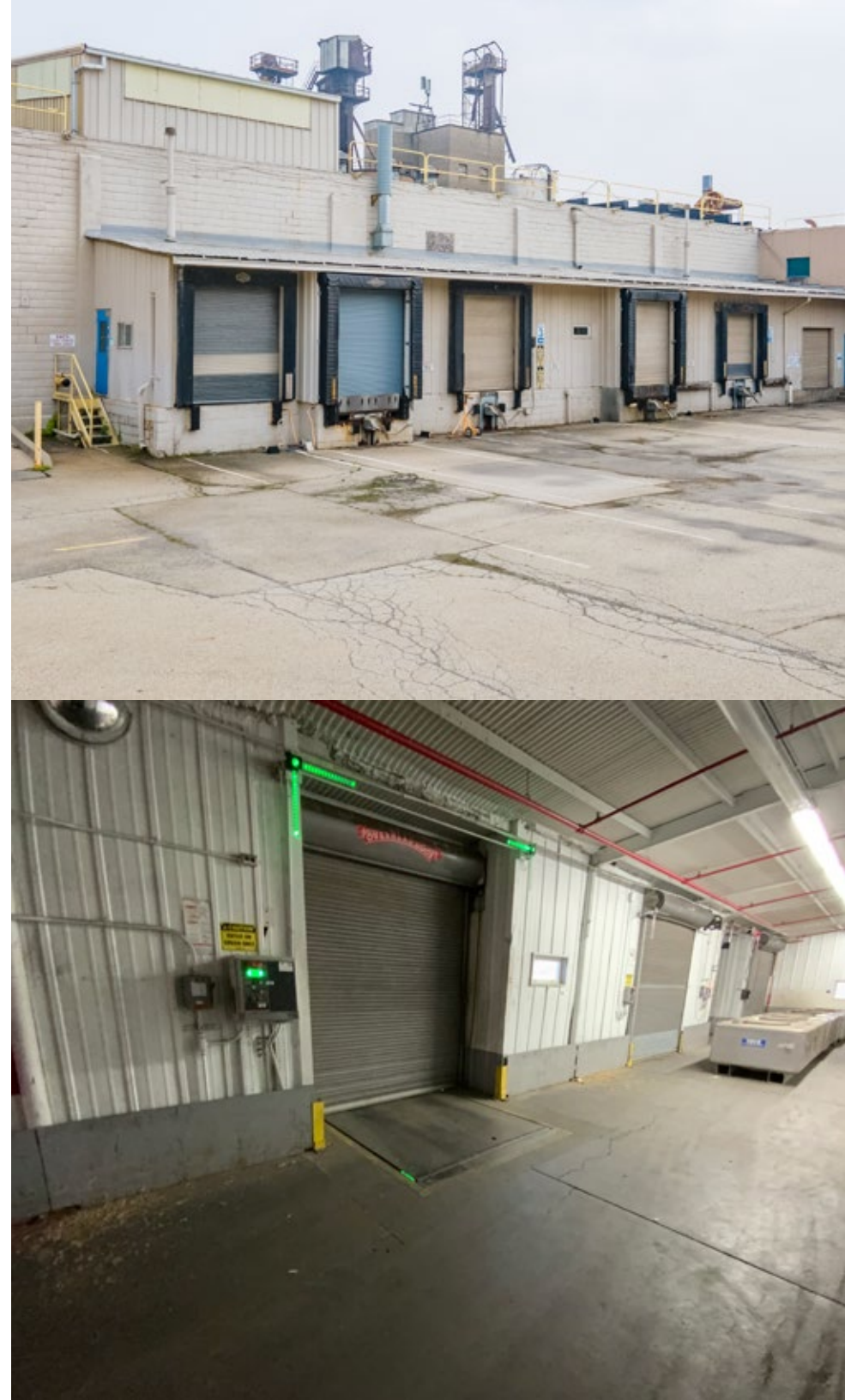


PROPERTY DETAILS

251 W WYLIE AVE | WASHINGTON, PA

AVAILABLE SPACE	228,458 SF
WAREHOUSE SPACE	199,798 SF
OFFICE SPACE	28,660 SF
DOCK DOORS	13 with Locks & Levelers
DRIVE-INS	5
CLEAR HEIGHT	12' - 24'
FLOORS	6" Reinforced Concrete
FIRE SUPPRESSION	Wet Foam & Dry Systems
PARKING	183 Paved Parking Spaces
LAND AREA	13.58 Acres
RAIL	Rail Spur possible via CSXT
ZONING	I - Industrial
PARCEL ID	120-011-00-00-0009-00
OPEX ESTIMATE	\$0.65/SF

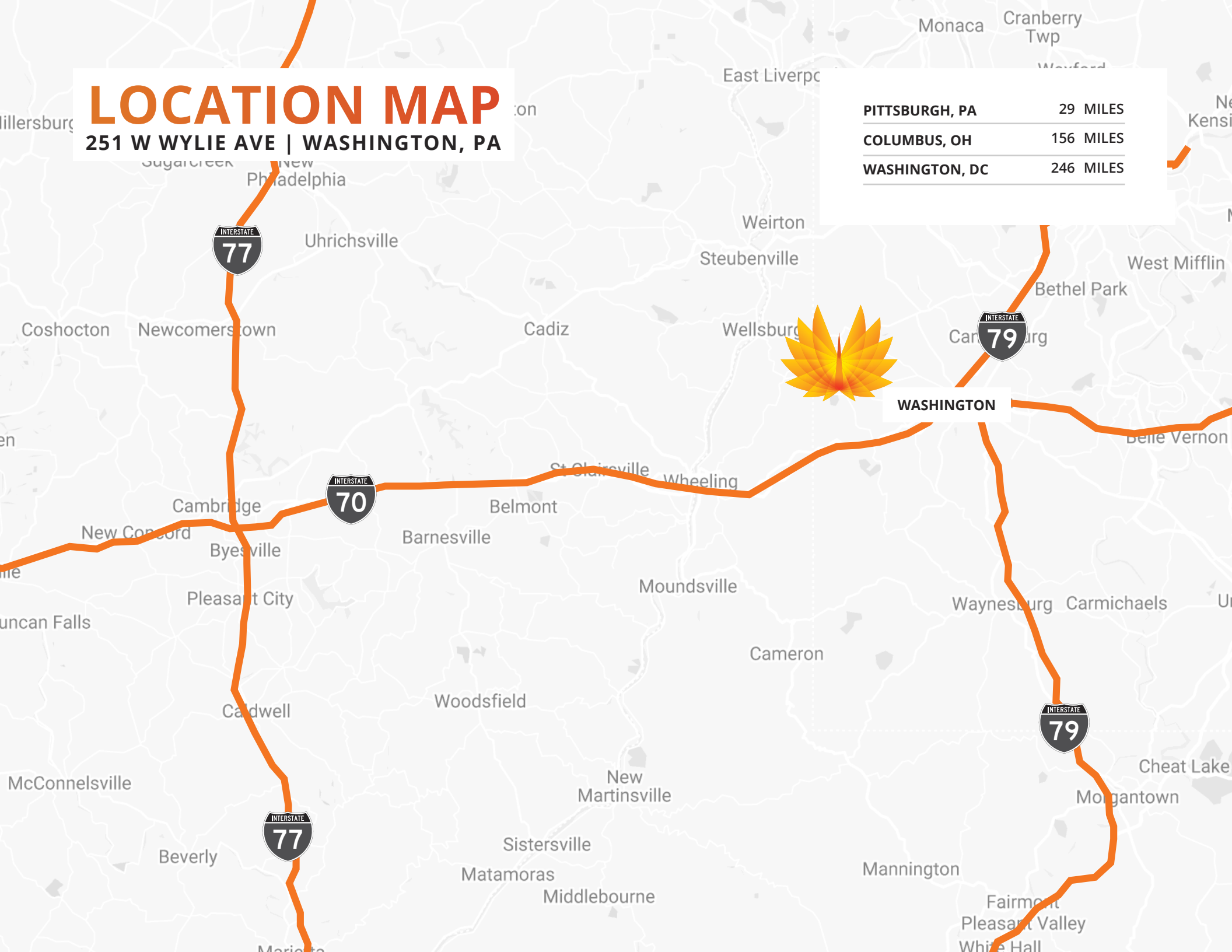
[VIEW A MATTERPORT WALK-THROUGH](#)



LOCATION MAP

251 W WYLIE AVE | WASHINGTON, PA

PITTSBURGH, PA	29 MILES
COLUMBUS, OH	156 MILES
WASHINGTON, DC	246 MILES





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