



FOR LEASE | **115,607 SF**
1200 LEBANON RD | **WEST MIFFLIN, PA**

ROBERT KRIEWALDT 920-915-9746 | ROBERT@PHOENIX3PL.COM



PHOENIX
LOGISTICS

Strategic Real Estate. Applied Technology. Tailored Service.

This document has been prepared by Phoenix Investors for advertising and general information only. Phoenix Investors makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy, and reliability.



PROPERTY HIGHLIGHTS



IDEAL FOR
TRADITIONAL &
E-COMMERCE
WAREHOUSING &
DISTRIBUTION, AI,
& ROBOTICS R&D



ADVANCED
MANUFACTURING
POTENTIAL



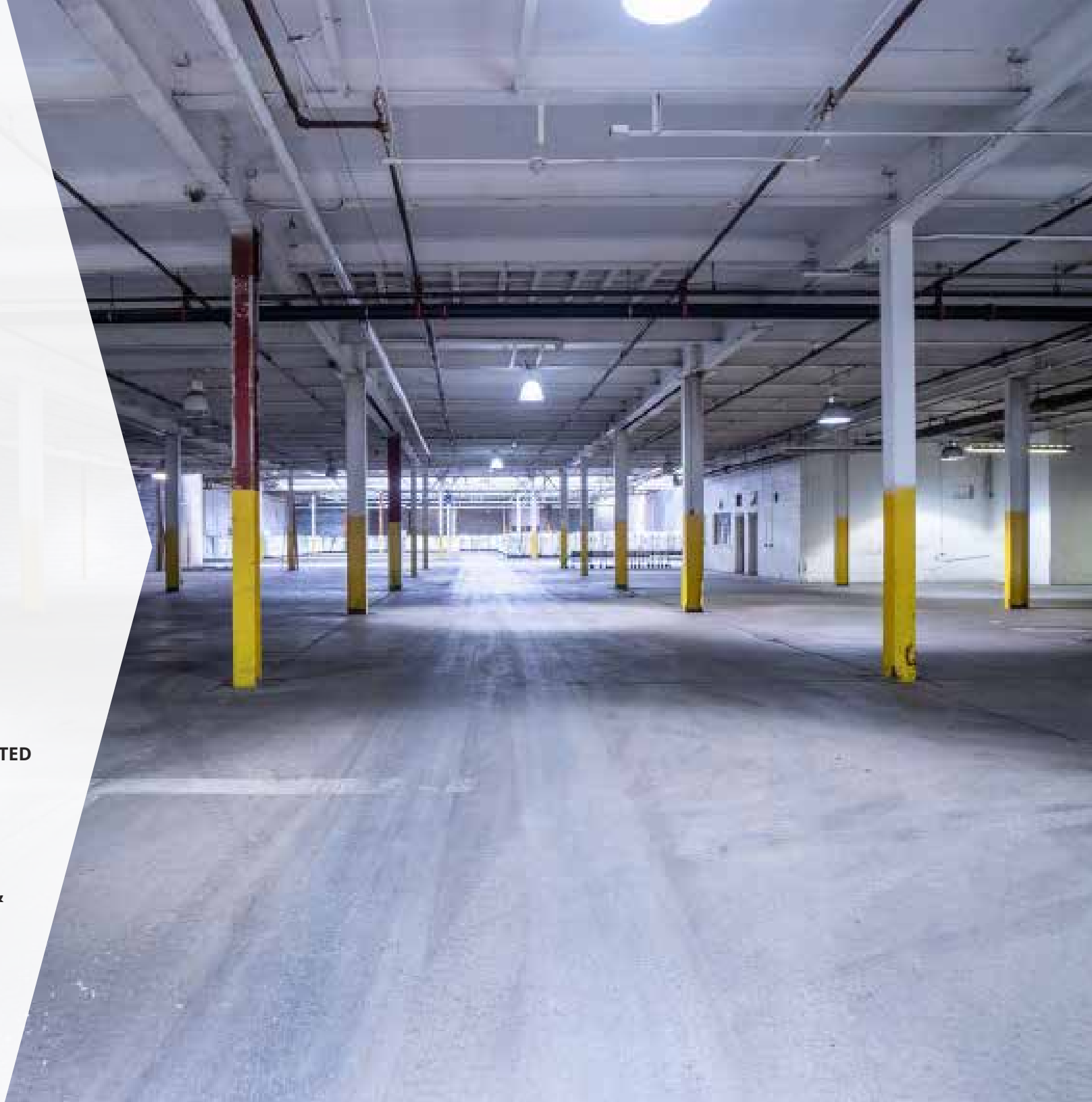
10 MILES FROM
DOWNTOWN
PITTSBURGH



COMPLETELY RENOVATED
WITH NEW ROOF IN
2022/2023



APPROXIMATELY 15
ACRES FOR STORAGE &
TRAILER PARKING



PROPERTY DETAILS

1200 LEBANON RD | WEST MIFFLIN, PA

AVAILABLE SPACE	115,607 SF
MAX CONTIGUOUS	48,141 SF
MINIMUM DIVISIBLE	2,464 SF
LOADING DOCKS	7
DRIVE-IN DOORS	1
CLEAR HEIGHT	18' - 24'
COLUMN WIDTH/DEPTH	20' x 60'
ROOF	Rubber Membrane
WALLS	Masonry
FLOORS	6" - 8" Reinforced Concrete
YEAR BUILT	1967
YEAR RENOVATED	1994
FIRE SUPPRESSION	100% Dry
LIGHTING	Metal Halide
POWER	Heavy
PARKING	240 Surface Spaces
LAND AREA	52.68 Acres
ZONING	I-1 Heavy Industrial
PARCEL ID	245-M-150 245-R-50
RAIL ACCESS	Serviced by Union Railroad Company
OPEX ESTIMATE	\$0.96/SF

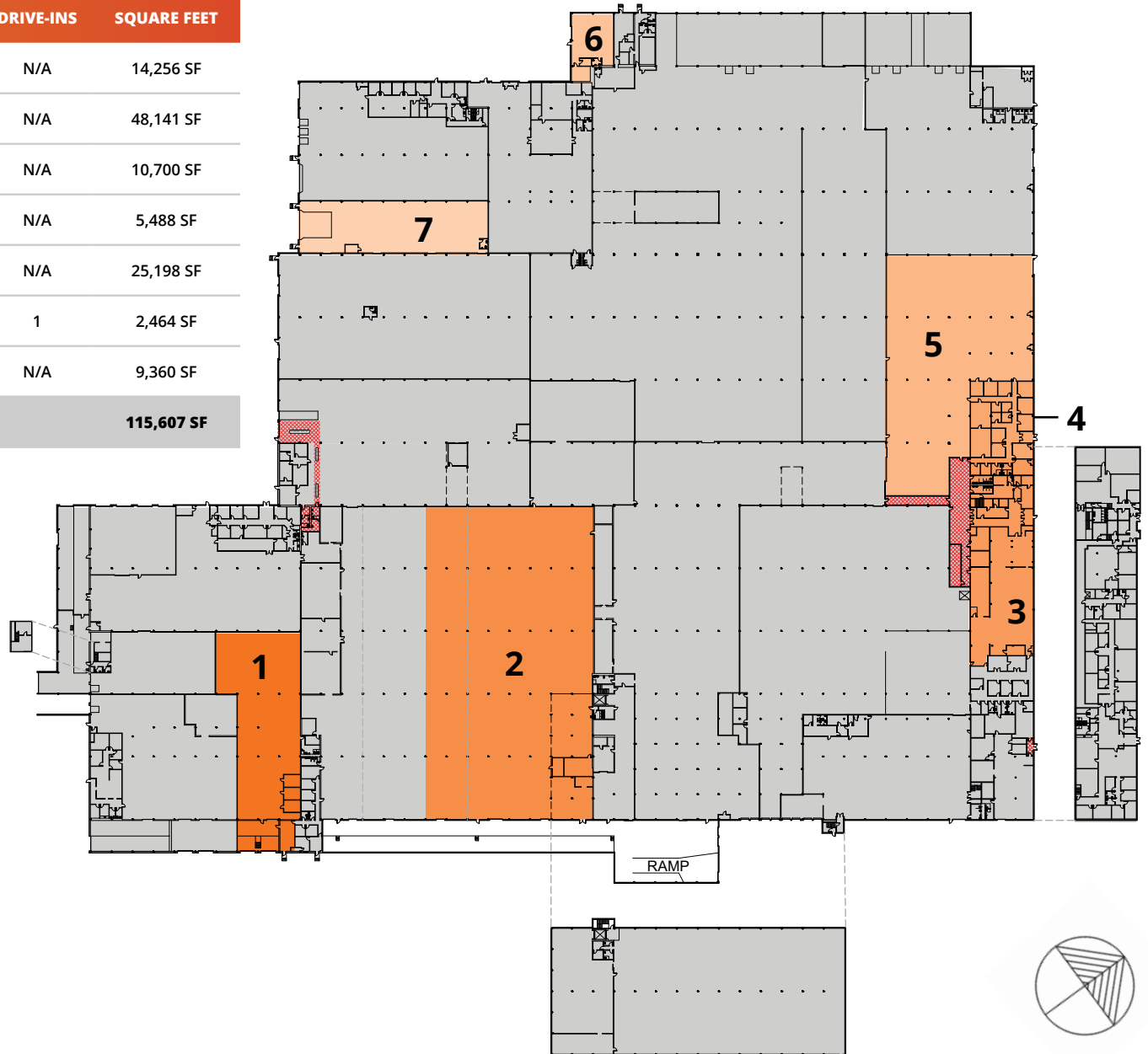
[VIEW A VIDEO OF THIS PROPERTY](#)



FLOOR PLAN

1200 LEBANON RD | WEST MIFFLIN, PA

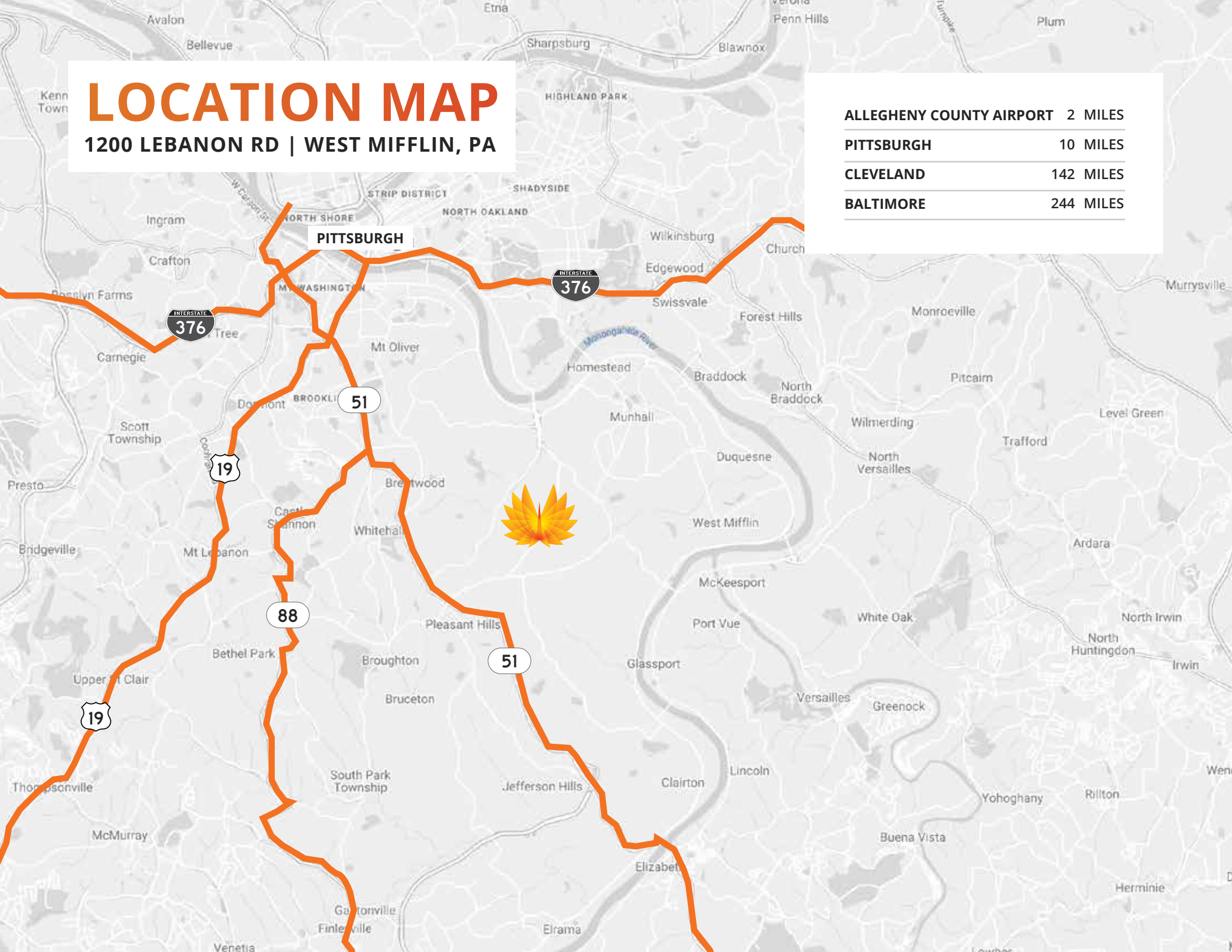
NUMBER	SPACE DESIGNATION	LOADING DOCKS	DRIVE-INS	SQUARE FEET
1	AVAILABLE	2	N/A	14,256 SF
2	AVAILABLE	3	N/A	48,141 SF
3	AVAILABLE	N/A	N/A	10,700 SF
4	AVAILABLE	N/A	N/A	5,488 SF
5	AVAILABLE	N/A	N/A	25,198 SF
6	AVAILABLE	N/A	1	2,464 SF
7	AVAILABLE	2	N/A	9,360 SF
TOTAL				115,607 SF



LOCATION MAP

1200 LEBANON RD | WEST MIFFLIN, PA

ALLEGHENY COUNTY AIRPORT	2 MILES
PITTSBURGH	10 MILES
CLEVELAND	142 MILES
BALTIMORE	244 MILES





FOR LEASE

1200 LEBANON RD

ROBERT KRIEVALDT 920-915-9746 | ROBERT@PHOENIX3PL.COM

115,607 SF

WEST MIFFLIN, PA



**PHOENIX
LOGISTICS**

Strategic Real Estate. Applied Technology. Tailored Service.