

Gateway View Plaza

1600 West Carson Street ~ Pittsburgh, PA 15219 ~ Allegheny County



BUILDING SPECIFICATIONS

Total Available Space: 97,289 + Square Feet

Warehouse: 96,078 + Square Feet

Office: 1,211 + Square Feet

ZONED: Riverfront Industrial Mixed Use

CONSTRUCTION: Two-story heavy steel frame with a dryvit façade and bronze aluminum frame windows with reflective insulated glass.

EXTERIOR: Combination of a dryvit system and decorative concrete block.

FRAME: Heavy steel frame construction with bay spacing of 50' x 25'.

CLEARANCE: Approximately 24' under main roof beams in the warehouse area.

FLOOR: 6" reinforced concrete, sealed & hardened over compacted fill at dock height.

ROOF: 22-gauge steel decking, insulated, single membrane rubber roof system.

HEAT: Gas fired heaters thermostatically controlled to maintain 50° F inside temperature and 0° F outside temperature in warehouse.

LIGHTING: 150 watt LED Highbay fixtures

ELECTRICAL SERVICE: 277/480 volt 3-phase, 4-wire

DOCK DOORS: Eight (8) 12' x 10' 6" manual overhead rail doors. Five (5) 8' x 8' manual overhead dock doors with 20,000 lb. edge of dock leveler and dock seal. Four (4) 8' x 9' 6" manual overhead dock doors with 20,000 lb. edge of dock leveler. Three (3) 8' x 10' 6" manual overhead dock doors, two (2) of which are outfitted with dock seals.

SPRINKLERS: Ordinary hazard 125' wet system

SANITARY FACILITIES: As currently exists.

CEILING: Acoustical tile (2' X 4' lay-in on T-bar grid system) throughout the office and restrooms.

H.V.A.C.: HVAC System to maintain 70° inside temperature at 0° outside temperature during the heating season. Air conditioning to provide 16° differential during the cooling season under normal office operating conditions.

OUTSIDE AREA: Parking and truck loading areas are bituminous asphalt paving.

PARKING: Tenant shall be entitled to free onsite parking for Tenant's employees and visitors in common with other tenants in the building.

UTILITIES: Electric - Duquesne Light Company

Gas - Columbia Gas Company

Water - ALCOSAN

Sewer - ALCOSAN

TELEPHONE: Verizon

FIBER OPTICS: Verizon – Fiber and Copper Lines

T-1 Lines

Digital Loop Carrier

AVAILABLE: Immediately

REAL ESTATE

TAXES: Estimated at \$0.31 per square foot per year

INSURANCE: Estimated at \$0.05 per square foot per year

CAM CHARGE: Estimated at \$0.45 per square foot per year

For More Information or to Schedule a Tour:
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