

# Gateway View Plaza

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



## BUILDING SPECIFICATIONS

**Total Available Space:** 97,289 ± Square Feet

**Can be subdivided**

**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

**TRUCK DOCK DOORS:** Ten (10) existing 8' x 10' vertical lift manual overhead doors, all of which are at dock height and each equipped with a dock seal and edge of dock leveler.

**RAIL DOORS:** Five (5) 8' x 10' vertical lift manual rail doors.

**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 \$0.30 per square foot per year

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

For More Information or to Schedule a Tour:  
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