



Spaces Available For All Types: Manufacturing, Distribution, Warehousing, Labs or Offices.

Ambridge Regional Center | 2301 Duss Ave Space Available in Ambridge, PA



HIGHLIGHTS

- Heavy Duty Utilities Available
- Public Warehousing Available for Short Term or the Largest Rail Switching Yards in North America
- On-Site Maintenance and Warehouse Staff

ALL AVAILABLE SPACES

Building 30: 50,600 SF

[Inquire: Bldg 30](#)

- Bldg 30: 50,600 SF (stand alone)
- Expandable to 100,000 SF
- 34' Ceiling Height
- 20 Ton Overhead Crane
- 25' Under Hook
- 16' H x 16'8" W Drive In Door
- 16' x 16' Drive In Door
- 21' W x 13'6" H Drive In Door (can be expanded if needed)
- 2 Loading Docks
- Contiguous Yard Space Available
- Best Rail Access in Region (Norfolk Southern)
- Rail into building, optional

Utilities

- Electric: Duquesne Light
 - AMP: 600 (can be expanded)
 - VOLTAGE: 480
 - Phase: 3
- Gas: Columbia Gas
 - Line Size: 2"
- Sewage: Ambridge Municipal Auth.
 - Line Size: 12" Main
- Water Service: Ambridge Water Authority
 - Line Size: 6"
- Telecommunications: Verizon & Comcast (Fiber Available)

Building 15: 4,242 SF

[Inquire Bldg 15: 4,242 SF](#)

- Climate Controlled Warehouse
- 12' - 25' Warehouse Ceiling Height
- 2 Drive In Doors
- Outdoor loading

Utilities

- Electric: Duquesne Light Two - Single Phase 150 Amp
- Gas: Columbia Gas
- Rail On Site: Yard

- Outdoor loading dock
- Concrete floors rated 6,000 PSI
- Office Space

Move from
Conway Yard
Norfolk Southern

Building 14: 6,400 SF

- Warehouse/Manufacturing Warehouse
- 1 Drive In Door
- Outdoor Loading Dock
- 25' Warehouse Ceiling Height
- Concrete Floors 6,000 PSI
- New Roof with Sky Lights
- Optional: Crane
- Office Space
- Industrial Gross Lease Terms

Utilities

- Electric: Duquesne Light
- Gas: Columbia Gas
- Rail On Site: Yard Move from Conway Yard *Norfolk Southern*

[Inquire Bldg 14: 6,400 SF](#)

Building 11C: 20,800 SF

- Details Coming Soon!
- Industrial Gross Lease Terms

[Inquire Bldg 11C: 20,800SF](#)

Build to Suit Opportunities: 6+ Acres

Let us build your dream industrial space in a location that is only 25 minutes from downtown Pittsburgh and 20 minutes from Cranberry, the Airport, and the Shell Cracker.

Our complex contains over one million square feet and is host to a vast spectrum of tenants that include steel, chemical, distribution, manufacturing, robotic and space companies.

[Inquire: Build to Suit Opportunities](#)

Building 1: 200 SF – 10,000 SF

- Office Space
- Conference Rooms
- Central Air and Heating
- Security System
- High Ceilings
- 1st and 2nd Floor options
- Direct stop on the bus line
- Room to grow!



[Inquire about Building 1](#)

All Available Spaces Can Also Be Viewed [Here](#)

Ambridge Regional Center
2301 Duss Avenue, Suite 1
Ambridge, PA 15003

Phone: (724) 266-4661

Toll Free: (800) 371-5606

Contact Us Today

Name

Email Address

Message



We have found the Ambridge Regional Center to be a great location to build our R&D and chemical production business. The site has an excellent operational team and is able to meet a wide variety of industrial needs.

Fax: (724) 266-7311

Email: office@ambridgeregional.com



Submit

Brett Bosley

Owner, Boron Specialties LLC

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