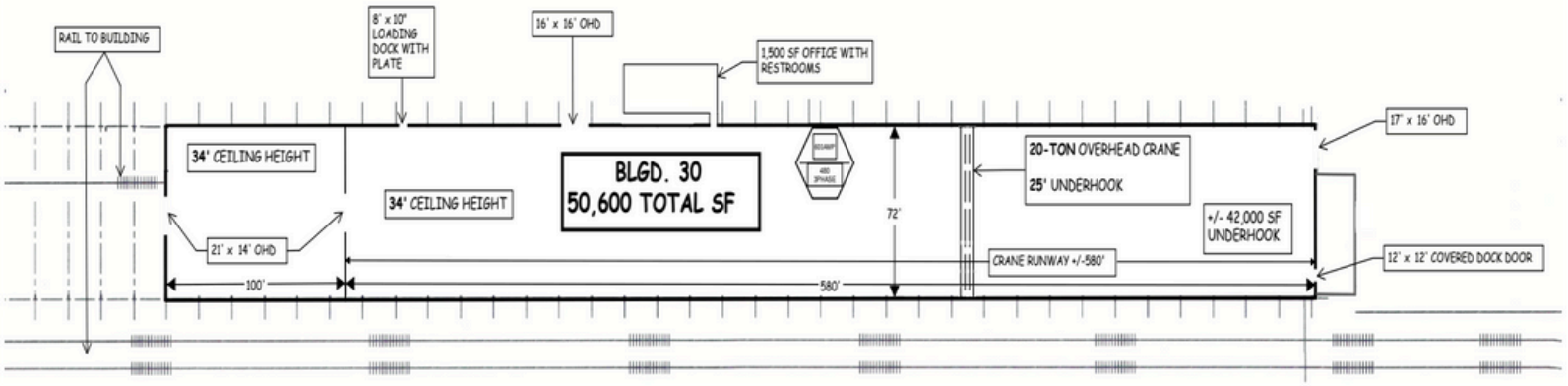
ConAm 3PL | Ambridge Regional Distribution & Manufacturing Center

AVAILABLE FOR LEASE
BUILDING 30

Our 80-acre complex features 22 buildings and over one million square feet of leasable space, including warehouse, office, wet lab, distribution, fabrication, manufacturing, light industrial, and laydown areas.



Features:

- **50,600 TOTAL SF**
- 1,500 SF Office w/ Restrooms
- 20 Ton Overhead Crane
- 42,000 SF Craneway
- 25' Underhook
- 34' Ceiling Height
- 2 Loading Docks
- Rail adjacent to building (Rail into building an option)
- 600 AMP / 480 3 Phase Electrical Service
- 2" Gas Line
- 6' Water Line
- Up to 4 acres of Laydown Yard Space Available
- ConAm Multi-Client Warehouse Services Available
- 3 Large Overhead Doors
  (Two at 16' W x 16' H)
  (One at 21' W x 14' H)

www.ambridgeregional.com rford@ambridgeregional.com 2301 Duss Avenue, Suite 1
Ambridge, PA 15003

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