

Strip Commerce Center

3010 Sassafas Way | Strip District | Pittsburgh, PA 15201 | Allegheny County



BUILDING SPECIFICATIONS

AVAILABLE

SPACE: 10,574 ±

ZONED: C-3 Planned Commercial District

WAREHOUSE: 10,002 ± Square Feet

OFFICE: 572 ± Square feet

CONSTRUCTION: Single story rigid steel frame construction with concrete block and insulated metal panel on the exterior

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

CLEARANCE

UNDER BEAM: 30' ±

COLUMN

SPACING: 50' x 25'

LIGHTING: WAREHOUSE One (1) 400 watt metal halide light fixture every 625 square feet

OFFICE Fluorescent, lay-in, recessed fixtures

TRUCK DOORS: One (1) 12' X 12' vertical lift motor operated overhead drive-in door at grade and one (1) 8' x 10' vertical lift overhead door at dock height with dock bumpers and dock seal. Additional dock doors would be for Tenant's account.

DOCK LEVELERS/

DOCK SEALS: Dock levelers and dock seals are an extra cost, which would be for Tenant's account

FLOOR: 6" reinforced concrete, sealed and hardened

ELECTRICAL: 120/208-volt, 3-phase, 4-wire service, additional power would be an extra cost for Tenant's account

SPRINKLER: Ordinary hazard 125' wet system conforming to N.F.P.A. Pamphlet 13

H.V.A.C.: Office space is separately air-conditioned. Warehouse is serviced with gas fired, thermostatically controlled unit heaters to provide 50° F inside temperature at 0° F outside temperature.

UTILITIES: Electric - Duquesne Light Company
Gas - Peoples Gas Company

Water - Pittsburgh Water and Sewer Authority
Sewer - Pittsburgh Water and Sewer Authority

TELEPHONE: Verizon FIOS

REAL ESTATE

TAXES: Estimated at \$0.60 per square foot per year

INSURANCE: Estimated \$.05 per square foot per year for ordinary hazard

CAM CHARGE: N/A

For More Information or to Schedule a Tour:
412.422.9900 • realestategroup@buncher.com