

Lawrenceville Commerce Park

55 38th Street
Pittsburgh, PA



BUILDING SPECIFICATIONS

TOTAL BUILDING: 92,600 ± square feet

AVAILABLE

SPACE: 50,603 ± square feet

LAND AREA: 3.818 acres

ZONED: C-3 Planned Commercial District

WAREHOUSE: 39,395 ± square feet

OFFICES: 11,208 ± square feet

CONSTRUCTION: Rigid steel frame construction with exterior painted concrete grid block with decorative split face block

ROOF: 20 gauge steel decking insulated, single membrane rubber roof system

CLEARANCE

UNDER BEAM: Approximately 24' under main roof beams in warehouse

COLUMN

SPACING: 45' x 30'

LIGHTING: WAREHOUSE: 400-watt metal halide light and fixture in each 625 square feet of space

TRUCK DOORS: Two (2) 9' x 10' vertical lift manual overhead doors at dock height each equipped with one (1) 6' x 8' manually operated 45,000# capacity dock leveler, dock seal and bumpers. One (1) 12' x 14' automatic drive in door to interior 12' x 20' truck well at dock height. Concrete dolly pads at loading doors. One 8' x 8' manual lift door to service the raised 10' x 10' concrete dock platform

FLOOR: 8" reinforced concrete, sealed & hardened over compacted fill at dock height

ELECTRICAL: 480/277 volt, 3-phase, 4-wire. Panel-sized to meet existing office and warehouse requirement.

SPRINKLER: Ordinary hazard 125' wet system conforming to N.F.P.A. Pamphlet 13. The system is designed with 165 \square F sprinkler heads with a flow rate of .20 GPM over the most remote 2,000 square feet.

H.V.A.C.: WAREHOUSE: Independent gas fired heaters, thermostatically controlled to provide 50°F inside temperature at 0°F outside temperature. HVAC units servicing the warehouse at approximately 25 ton cooling capacity

UTILITIES: Electric - Duquesne Light Company

Gas - Equitable Gas Company

Water - Pittsburgh Water and Sewer Authority

Sewer - Pittsburgh Water and Sewer Authority

TELEPHONE: Verizon

AVAILABLE: Immediately

REAL ESTATE

TAXES: Current taxes are approximately \$.75 per square feet per year based on a full assessment

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

CAM: Estimated \$.15 per square foot per year

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