

# Lawrenceville Commerce Park

55 38<sup>th</sup> Street  
Pittsburgh, PA



## BUILDING SPECIFICATIONS

**TOTAL BUILDING:** 92,600 ± square feet

**AVAILABLE**

**SPACE:** 51,143 ± 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<sup>2</sup>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 \$.40 per square foot per year

For More Information or to Schedule a Tour:  
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