

Lawrenceville Commerce Park

26 39th Street
Pittsburgh, PA



BUILDING SPECIFICATIONS

T AVAILABLE

SPACE: 22,084 ± square feet

LAND AREA: 0.506 acres

ZONED: C-3 Planned Commercial District

WAREHOUSE: 18,798 ± square feet

OFFICE: 3,286 ± square feet

CONSTRUCTION: Rigid steel frame construction with exterior concrete masonry units and decorative pilasters

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

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

COLUMN SPACING: 50' x 25'

LIGHTING: WAREHOUSE: 400 watt metal halide light and fixture in each 625 square feet of space with Leviton lighting system.

OFFICE: Fluorescent, lay-in, recessed fixtures to provide lighting in accordance with applicable code. Leviton lighting system.

TRUCK DOORS: One (1) 8' x 10' overhead dock door with dock bumpers. One (1) 8' x 10' overhead manual sectional door with edge of dock leveler, dock bumpers, dock seal, dock light and aluminum rain hood. One (1) 8' x 10' overhead manual sectional door with 6' x 8' 30K capacity mechanical dock leveler, dock bumpers and dock seal. One (1) 12' x 14' overhead drive in door with man door with concrete and block drive-up ramp equipped with PennDot style guardrail.

FLOOR: 6" reinforced concrete, sealed & hardened over compacted fill at dock height

ELECTRICAL: 100 amp 480/277 volt, 3 phase, 4-wire.

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

H.V.A.C.: WAREHOUSE: Gas fired unit heaters, thermostatically controlled to provide 50°F inside temperature at 0°F outside temperature.

OFFICE: Heat to provide 72°F inside temperature at 0°F outside temperature; air conditioning to provide 16° differential in summer.

UTILITIES: Electric - Duquesne Light Company

Gas - Columbia Gas Company

Water - Pittsburgh Water and Sewer Authority

Sewer - Pittsburgh Water and Sewer Authority

TELEPHONE: Verizon Fios, Comcast

REAL ESTATE TAXES: Current taxes are approximately \$.66 per square foot per year based on a full assessment

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

CAM: Estimated at \$.35 per square foot per year

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