

LAWRENCEVILLE

Commerce Park

55 38TH STREET | LAWRENCEVILLE, PA

HIGH TECH
MANUFACTURING
+ OFFICE

FOR LEASE

50,604 SQ. FT.

\$14.95/NNN

BUNCHER
COMPANY

Developing with a Purpose.

PROPERTY *Highlights*

AVAILABILITY: JULY 1, 2025

LAWRENCEVILLE COMMERCE PARK

Located on the scenic Allegheny River with immediate access to Route 28 leading to Route 8, I-279, I-579, and I-376. Within walking distance of **Butler Street** which features numerous newly constructed residential developments, restaurants, shops, bars and less than a 15 minute drive to **Downtown Pittsburgh**.

In the heart of *Pittsburgh's Robotic Row Innovation District*.
Join **Aurora**, **Carnegie Robotics**, and **The National Robotics Consortium**.

Property Description:

Warehouse: 41,191 SF

Office: 9,260 SF

Total Building SF:

50,604 SF

Zoned:

C-3 Planned Commercial District

Construction:

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

Roof:

20 gauge steel decking insulated

Clearance Under Beam:

Approximately 24'

Truck Doors:

Two (2) 9' x 10' vertical lift manual
overhead doors

One (1) 12' x 14' automatic drive-in door

One (1) 8' x 8' manual lift door

Electrical:

3000 amp, 480 volt, 3-phase

Sprinkler:

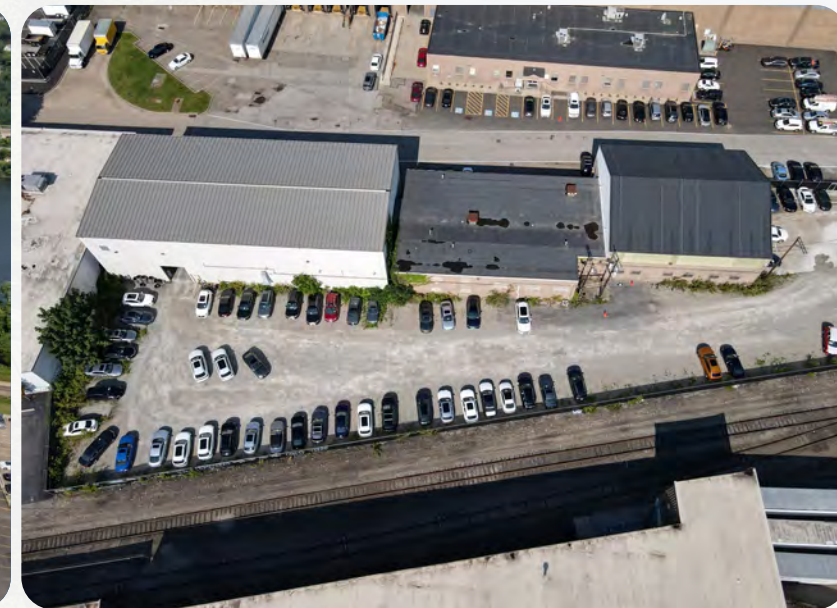
Ordinary hazard 125' wet system

Column Spacing:

45' x 30'

Lighting:

High efficiency LED



LOCATION *Highlights*

20-Minute Drive Time DEMOGRAPHICS

-  **POPULATION:**
303,072 PEOPLE
-  **AVERAGE HH. INCOME:**
\$105,310
-  **HOUSEHOLDS:**
142,752 HOMES
-  **EMPLOYEES:**
234,441 EMPLOYEES

Located in the heart of Pittsburgh's **vibrant and trending** Lawrenceville neighborhood

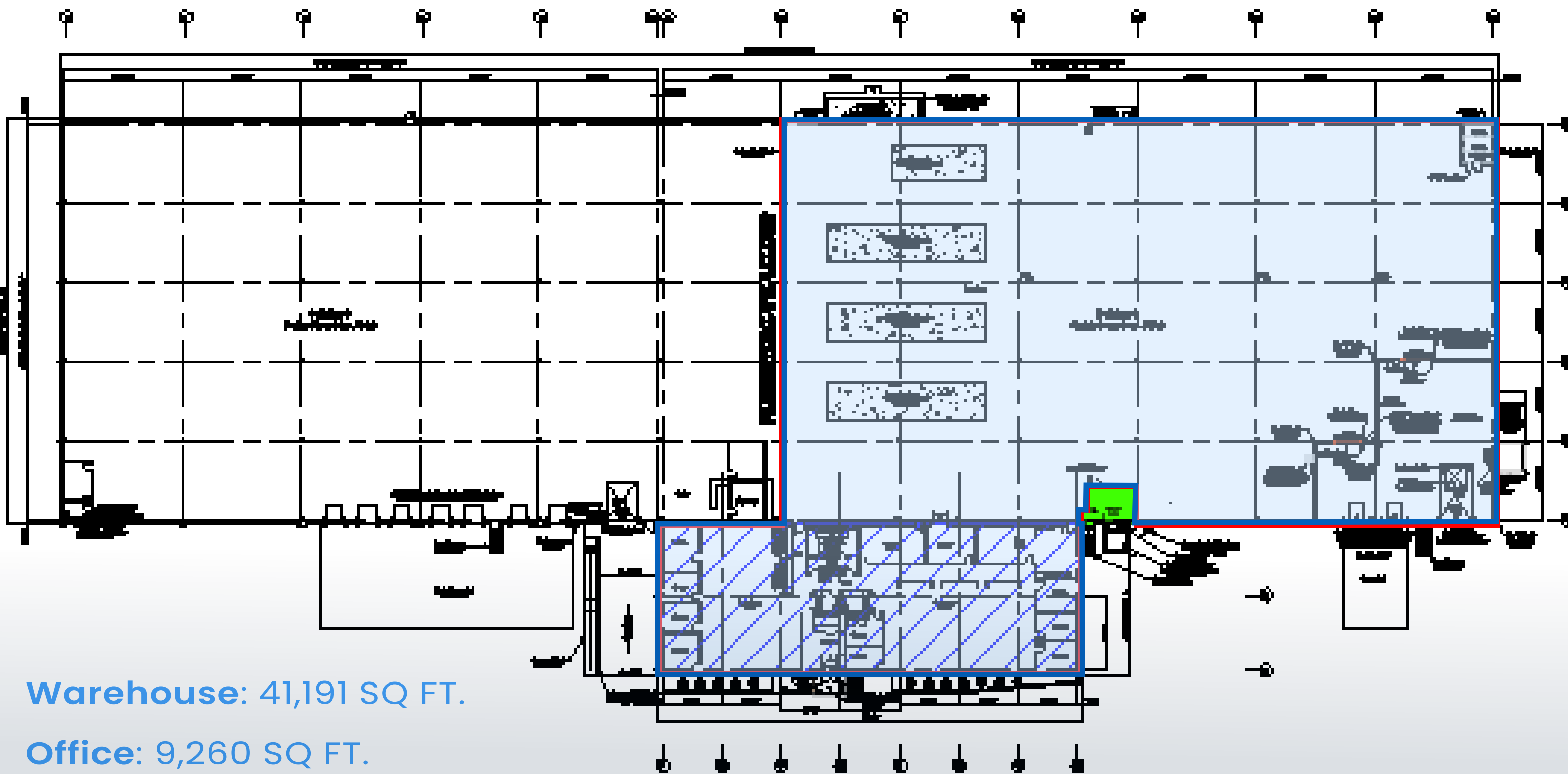
Suitable for **distribution, flex, technology** and **light manufacturing applications**

Located along the Allegheny River with immediate access to **Route 28, leading to Route 8, I-279, I-579 and I-376**



FLOOD PLAN

Total Building Size
50,604 SQ FT.



Warehouse: 41,191 SQ FT.

Office: 9,260 SQ FT.



CONTACT OUR *Team*

GREGG BROUJOS
EXECUTIVE VICE PRESIDENT OF LEASING
412.422.9900 EXT. 227
GBROUJOS@BUNCHER.COM

JESSE RAMEY
LEASING ASSOCIATE
412.676.9947
JRAMEY@BUNCHER.COM

BUNCHER
COMPANY

Developing with a Purpose®