

*For Lease*  
*January 2024*

# 1201 Brighton Road

Pittsburgh, PA 15233

15,413 Sq. Ft.  
warehouse / office



**BUNCHER.**  
COMPANY

**One Waterfront Place**  
1251 Waterfront Place, Suite 201  
Pittsburgh, PA 15222  
412.422.9900

**Gregg Broujos**  
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**Dino DePaulo**  
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## Property Features:

**Total space available: 15,413 SF**

- **Warehouse: 14,261 SF**
- **Office: 1,152 SF**
- Zoned: C-3 Planned Commercial District
- Construction: Single-story rigid steel frame with tinted sealant concrete block
- Clearance under beam: 20' ±
- Column spacing: 20'4" x 25"
- Lighting: 400-watt metal halide every 625 square feet
- Truck Doors:
  - One (1) 12'x 14' at grade automatic drive in door
  - Two (2) 8'x 8' manually operated dock door at dock height
  - One (1) 10'x 10' manually operated dock door at dock height
- Electrical: 200 amp, 240 volt, 3-phase

## Location:

- Centrally located free standing building in historic North Side
- Access to all main arteries leading to major highways
  - Route 65
  - North 19
  - I-376
  - I-379

## 20 Minute Drive-Time Demographics



**Population:**  
477,409



**Avg. HH Income:**  
\$89,451



**Total Businesses:**  
23,208

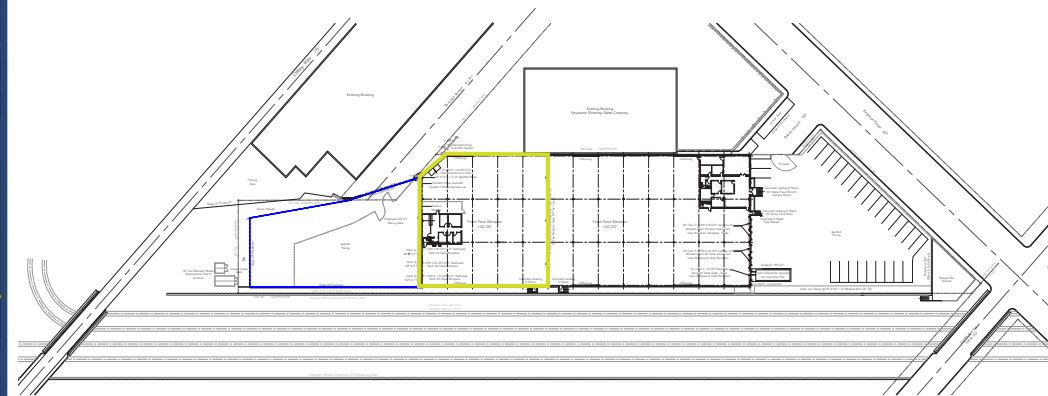
### Disclaimer:

No express representation or warranty is made nor is any to be implied as to the accuracy of the information furnished regarding the property thereof, and it is submitted subject to errors, omissions, or other conditions, prior lease, or withdrawal without notice

## Nearby Amenities



## Floor Plan



DRAWING REPRESENTS:  
(D) 4-42: PLOT PLAN - 3/1/2017  
(D) 4-42: PLANNING PLAN 3/1/2017  
(D) 4-42: ELECTRICAL SITE PLAN & DETAILS 3/1/2017  
(D) 4-42: WAREHOUSE FLOOR PLAN 12/2016

BUNCHER				SITE PLAN			
REV.	DESCRIPTION	DATE	CHKD.	LOCATION	SCALE	DRAWN	CHKD.
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