



**FOR LEASE**  
**15,205 SQUARE FEET**  
**AVAILABLE JANUARY 2024**

**LAWRENCEVILLE COMMERCE PARK**

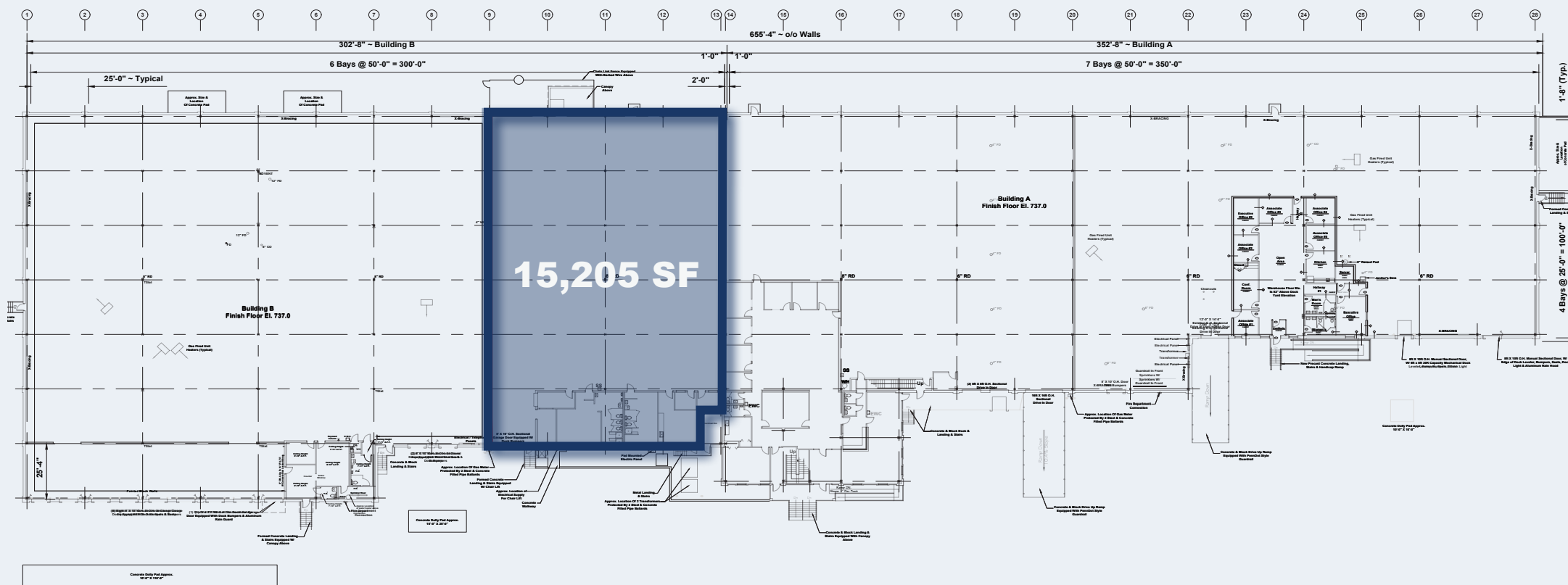
22 39th street | Pittsburgh, PA 15201

**BUNCHER**  
COMPANY



# PROPERTY HIGHLIGHTS

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.



WAREHOUSE FLOOR PLAN

 Ample paved parking / truck court area

50' x 25' column spacing

 Fully sprinklered

Dock height

Drive-in capability

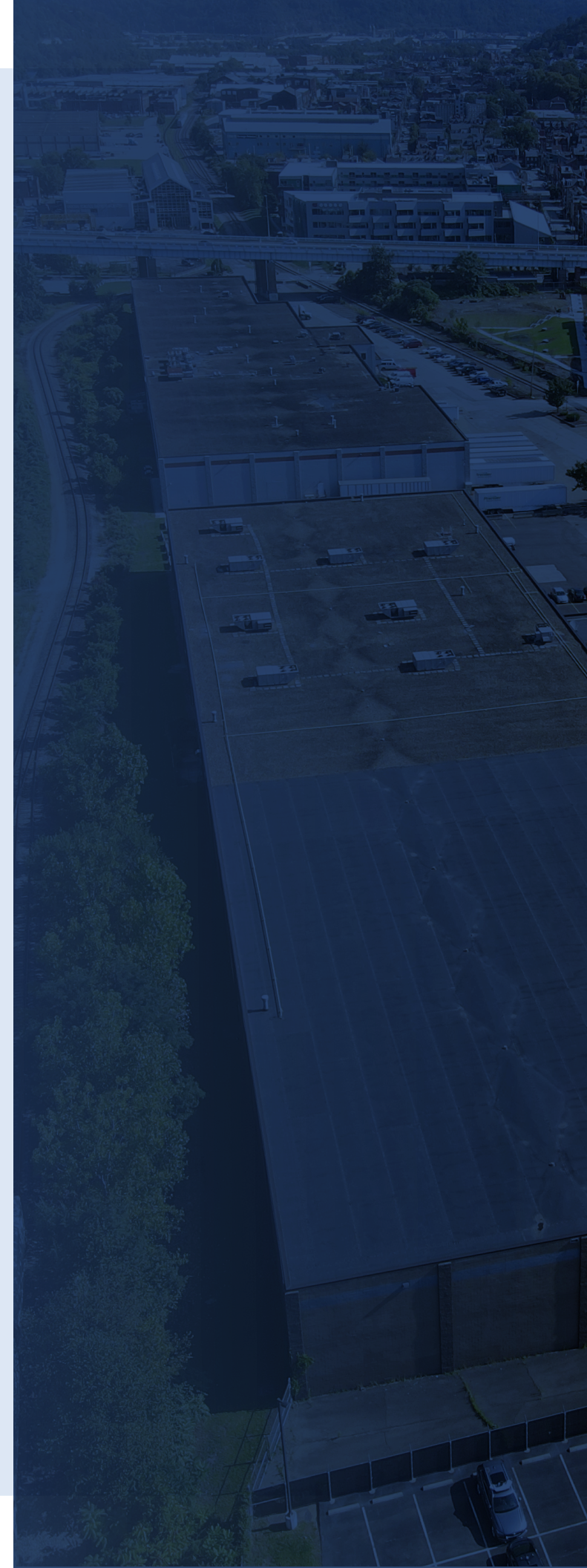


Gas fired warehouse heaters

24' + clear ceiling height



480 / 277 volt, 3-phase, 4-wire



# LOCATION HIGHLIGHTS

- 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

## LAWRENCEVILLE COMMERCE PARK

OVER  
EDEN

BUTLER STREET

The  
Nook

piccolo  
FoRNO

ESQUINA CANTINA  
EST. 2009  
EST



Geppetto Cafe

SMOKE

LAWRENCEVILLE  
MARKET  
HOUSE

Mi Empanada

INDUSTRY



MERCHANT OYSTER Co.

THE Vandal

BAR  
BOTANICO

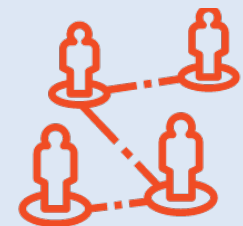
Mix  
Candle  
Co.

VESTIS

## DEMOGRAPHICS



Households:  
199,728



Population:  
427,730



Household Income:  
\$101,228



Total Businesses:  
20,620



# LAWRENCEVILLE COMMERCE PARK

FOR MORE INFORMATION CONTACT:

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