

# LAWRENCEVILLE

## Commerce Park

26 39TH STREET | LAWRENCEVILLE, PA  
22,045 SQ.FT.

BUNCHER  
COMPANY



# PROPERTY *Highlights*

AVAILABLE: APRIL / MAY 2027

# 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 a 10 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: 18,756 SF  
Office: 3,289 SF

## Total Building SF:

22,045 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) 8' x 10' dock door with bumpers  
One (1) 12' x 14' drive-in door with ramp

## Electrical:

3-phase 480/277v and 280/120v service

## Sprinkler:

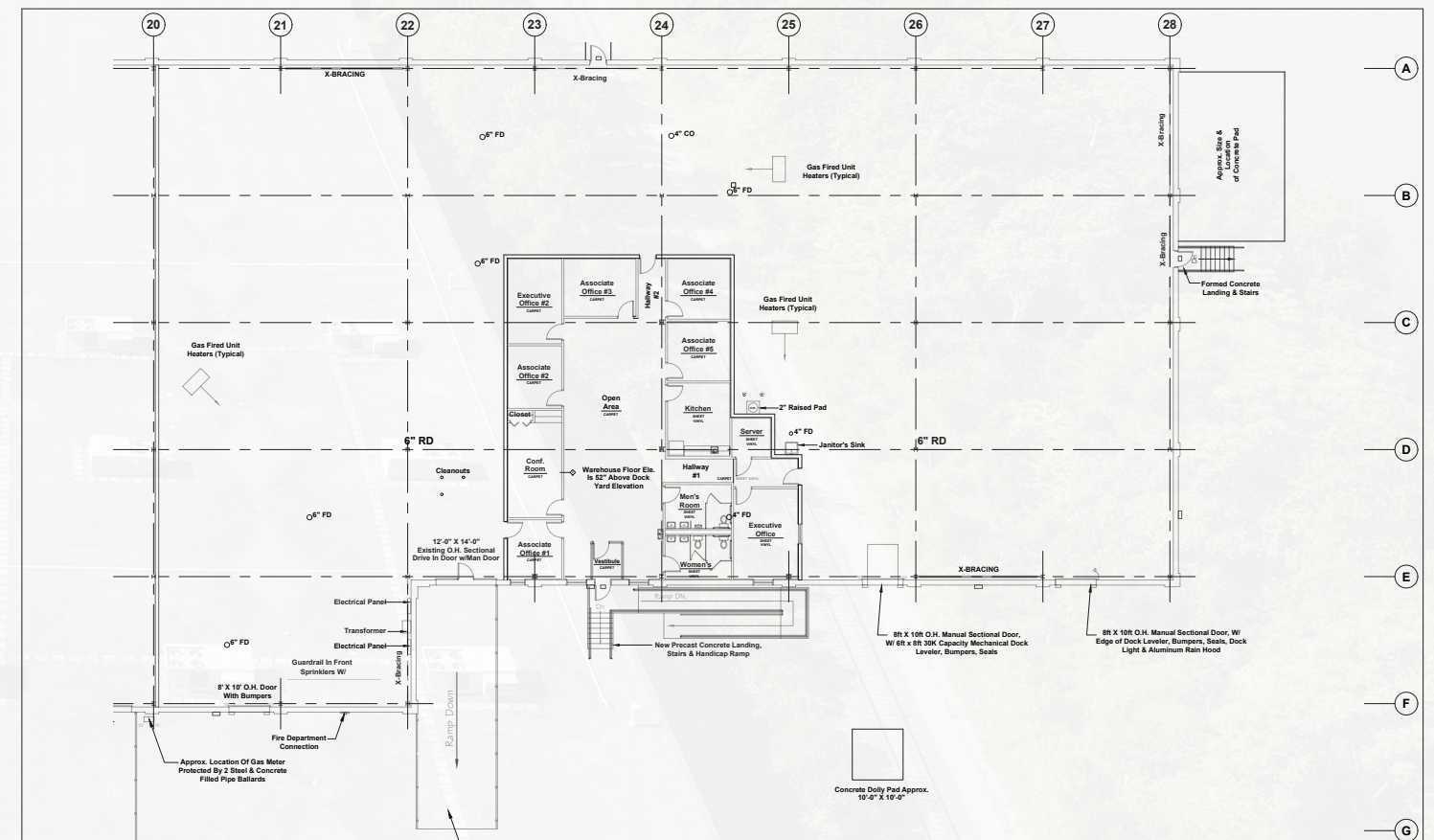
Ordinary wet system

## Column Spacing:

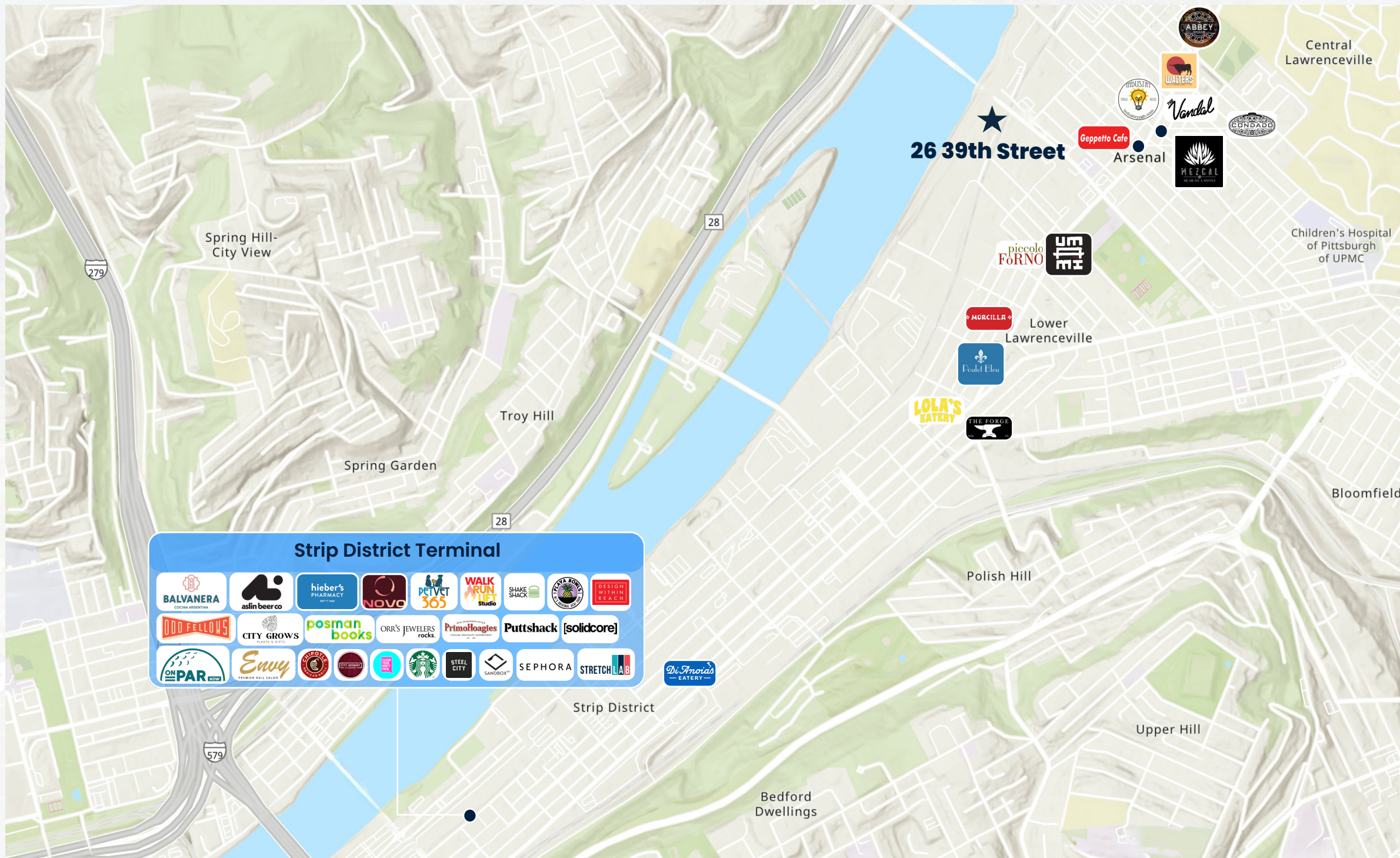
50' x 25'

## Lighting:

High efficiency LED



# Location Overview



## 20-Minute Drive Time DEMOGRAPHICS

- 
**POPULATION:**  
442,741 PEOPLE
- 
**AVERAGE HH. INCOME:**  
\$102,354
- 
**HOUSEHOLDS:**  
231,360 HOMES
- 
**EMPLOYEES:**  
250,628 EMPLOYEES

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

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

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## CONTACT OUR Team

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