



FLEX / WAREHOUSE LEASE OPPORTUNITY

Strip Commerce Center

BUILDING D | 3140 SASSAFRAS WAY | CITY OF PITTSBURGH

32,532 Sq. Ft. Available

Property Highlights

3140 SASSAFRAS WAY | PITTSBURGH, PA 15201

FOR LEASE: 32,532 SQ. FT.

Total Building SF:

Office: 2,753 SF

Warehouse: 29,779 SF

Office Mezzanine: 945 SF

Zoned:

UI - Urban Industrial

Construction:

Rigid steel frame construction with bay spacing of 50' x 25'

Roof:

20 gauge galvanized deck with insulated single rubber membrane

Clearance Under Beam:

24'

Column Spacing:

50' x 25'

Truck Doors:

Two (2) 10' x 8' dock doors

Two (2) 12' x 8' dock doors

One (1) 14' x 14' drive-in door with ramp

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

Dock Position:

Additional dock position available

Floor:

6" reinforced concrete, sealed & hardened

Lighting:

LED lighting throughout

Electrical:

208/120v, 3-phase service

Sprinkler:

Ordinary hazard 125' wet system

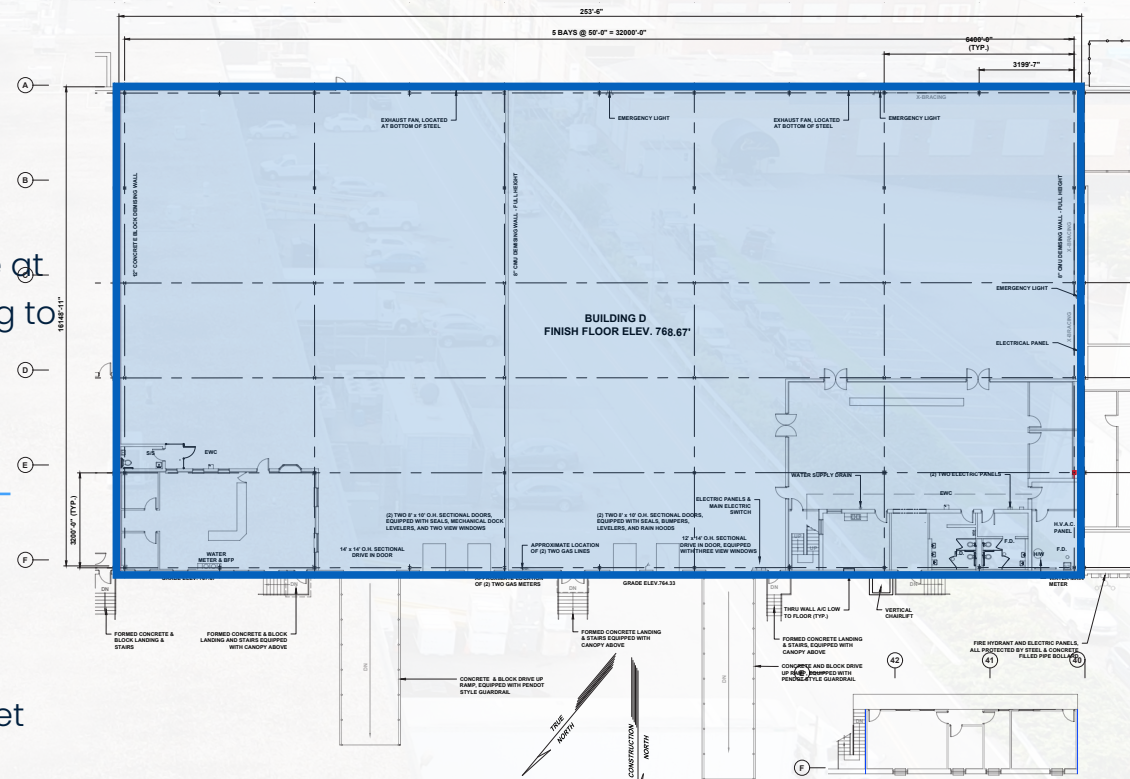
HVAC:

Heat to provide 50°F inside temperature at 0°F outside temperature, air conditioning to provide 16°F differential in summer

*Only available in the office portion

Location Highlights:

- Located in the historic Strip District
- Easy access to Rt. 28 via the 31st Street Bridge
- Located 2 miles from the CBD
- Adjacent to the recently completed Brewer Blocks Apartment complex
- Tractor trailer access



CONTACT OUR Team

BUNCHER
COMPANY
Developing with a Purpose.

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20 MINUTE DRIVE TIME DEMOGRAPHICS

 **POPULATION:**
102,771 PEOPLE

 **HOUSEHOLDS:**
46,791 HOMES

 **EMPLOYEES:**
63,376 EMPLOYEES

 **AVG. HH. INCOME:**
\$108,355

