



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:**

C-3 Planned Commercial District

**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

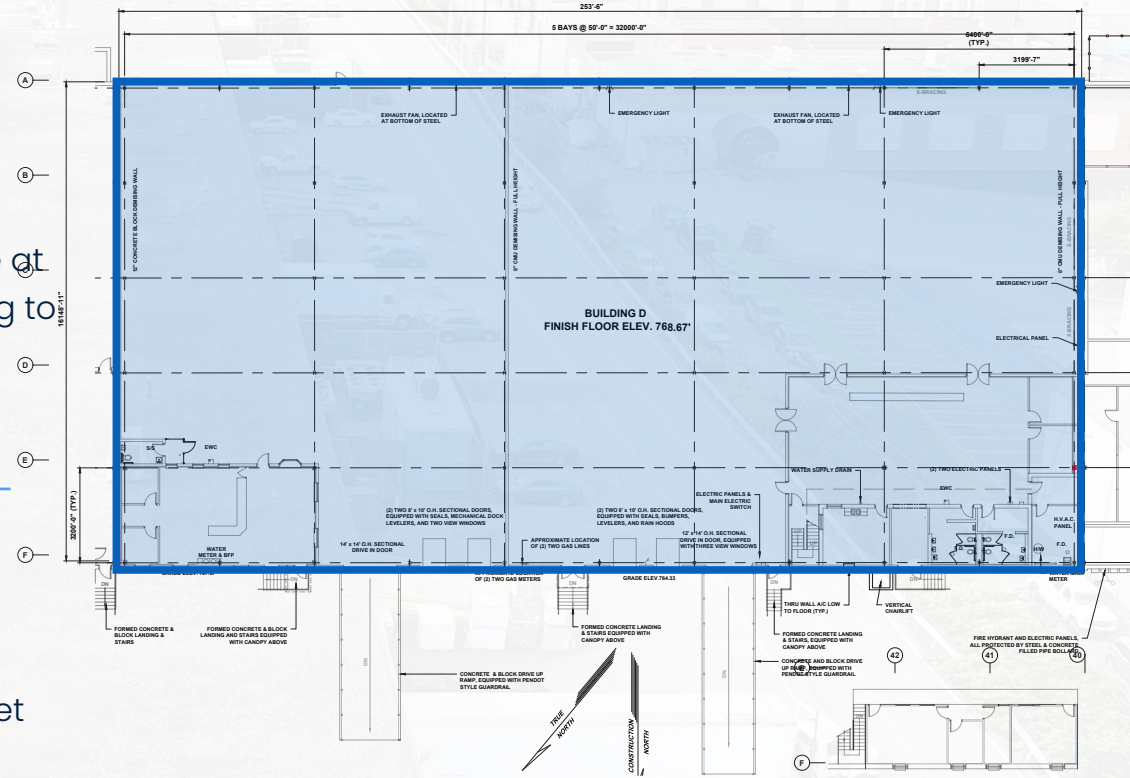
**HVAC:**

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



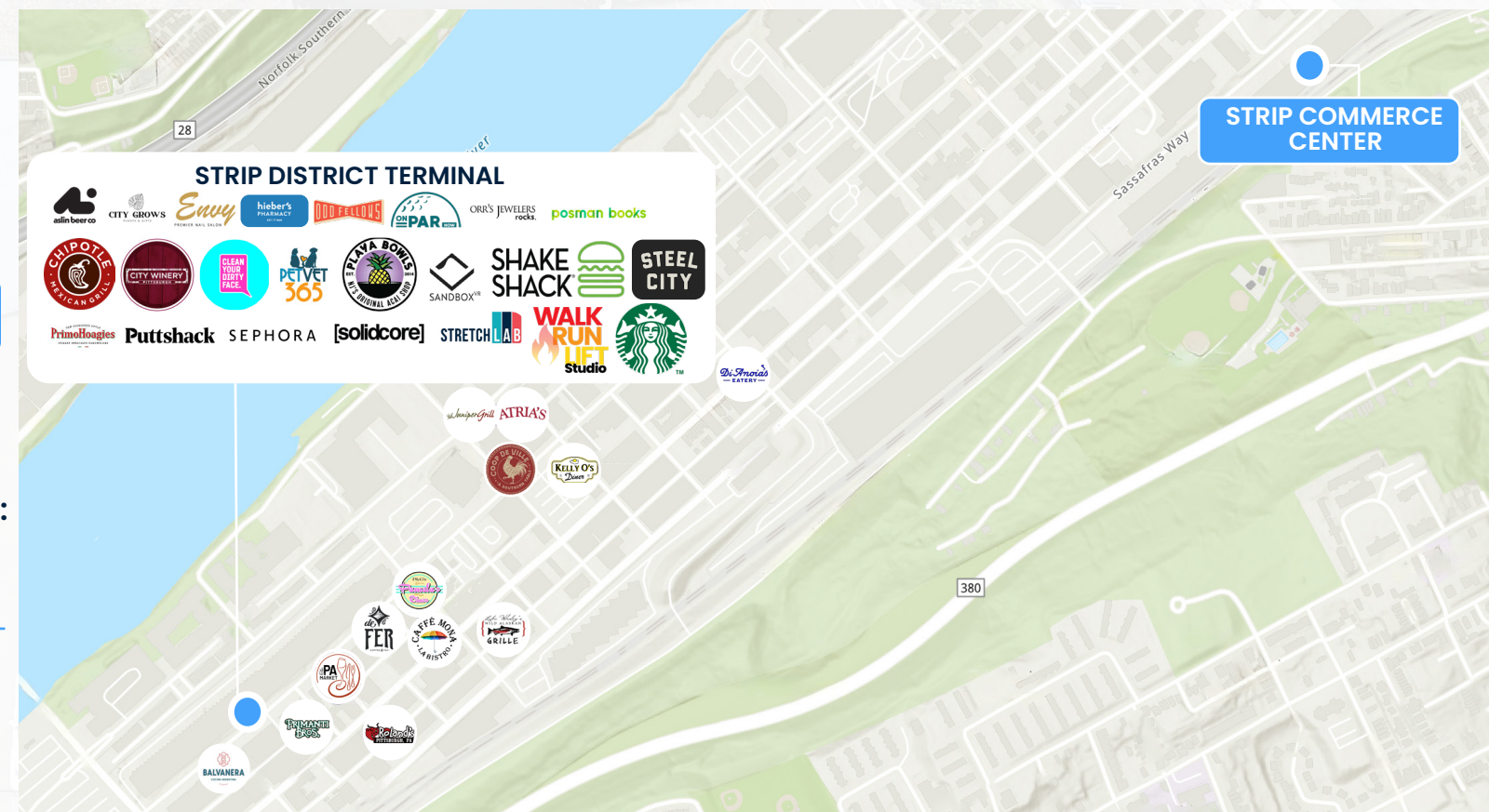
**20 MINUTE DRIVE TIME DEMOGRAPHICS**

**POPULATION:**  
102,771 PEOPLE

**HOUSEHOLDS:**  
46,791 HOMES

**EMPLOYEES:**  
63,376 EMPLOYEES

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



**CONTACT OUR Team**



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