



REDEVELOPMENT OPPORTUNITY

102

33rd Street

BUILDING FOR SALE

FGH. CASING CO.
PITTSBURGH SPICE
& SEASONING CO.

FGH
C
C

PG HASTINGS
CASING
CO.

THE NEXT GENERATION PGH LOCATION

BUILDING HIGHLIGHTS



11,000 SF



Zoning: Industrial



.1 Acre Lot



Lot: 25-D-33



Loading Dock

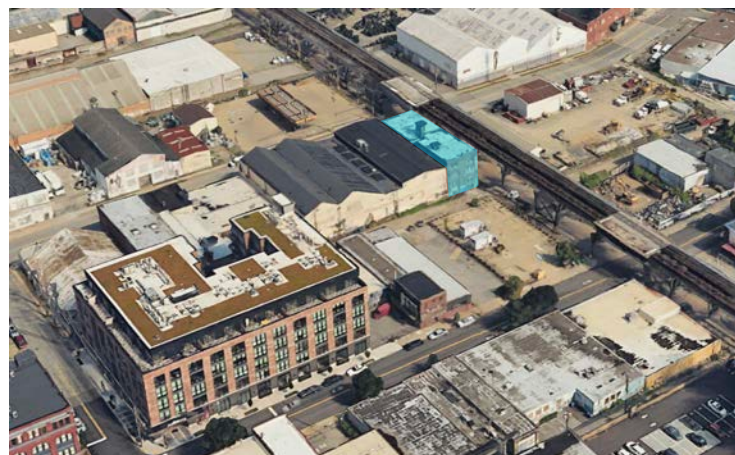


Freight Elevator

11,000 SF AVAILABLE

Located in the heart of Pittsburgh's vibrant Strip District, 102 33rd Street offers endless potential for a wide range of industries. With industrial zoning, .1 acre lot, and convenient loading dock, this property is an ideal space for businesses seeking efficient operations within the city. Not to mention, it is surrounded by a variety of restaurants, retail, and luxury residential developments.

AERIAL VIEW



THE STRIP DISTRICT

Don't miss your chance on this rare redevelopment opportunity within Pittsburgh's Strip District



Daytime
Population:
84,878



Total
Population:
31,123



Total
Households:
13,696



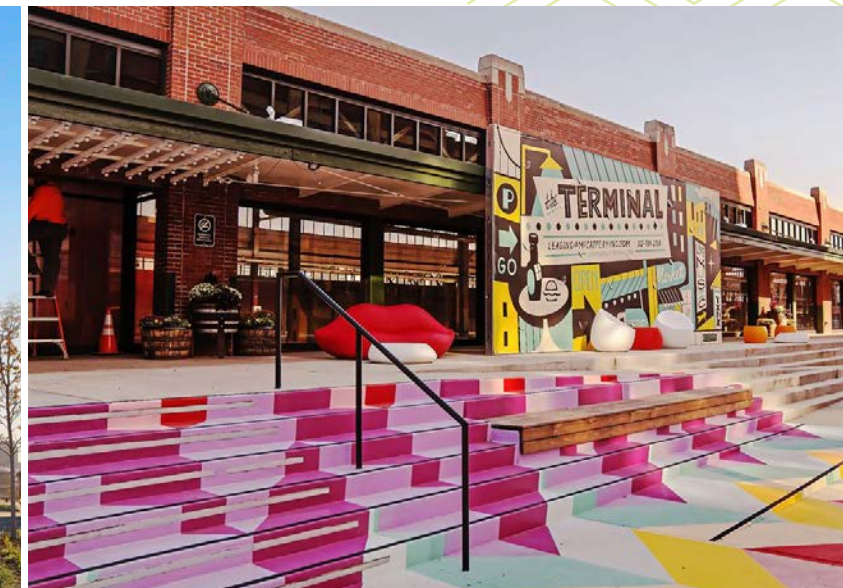
Avg Household
Income:
\$85,293



100+
Restaurants
and Stores



Extremely
Walkable &
Bikeable Area



GETTING AROUND: A WALK IN THE PARK

Whether stepping out for fresh air at the terminal, running an errand at lunch, or riding your bike back home, 102 33rd Street tenants have several options to move through the city.

Within walking distance to:
Downtown, The Terminal, and Lower Lawrenceville

Near the cultural district of downtown Pittsburgh plus numerous restaurants, hotels and theaters

Easy access:
Next door to downtown's major I-579 and I-279 freeway ramps

Surrounded by Metro bus stops and brand new bike lanes



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