

FOR SALE



Industrial Building For Sale

30 Pine St, Pittsburgh, PA 15223

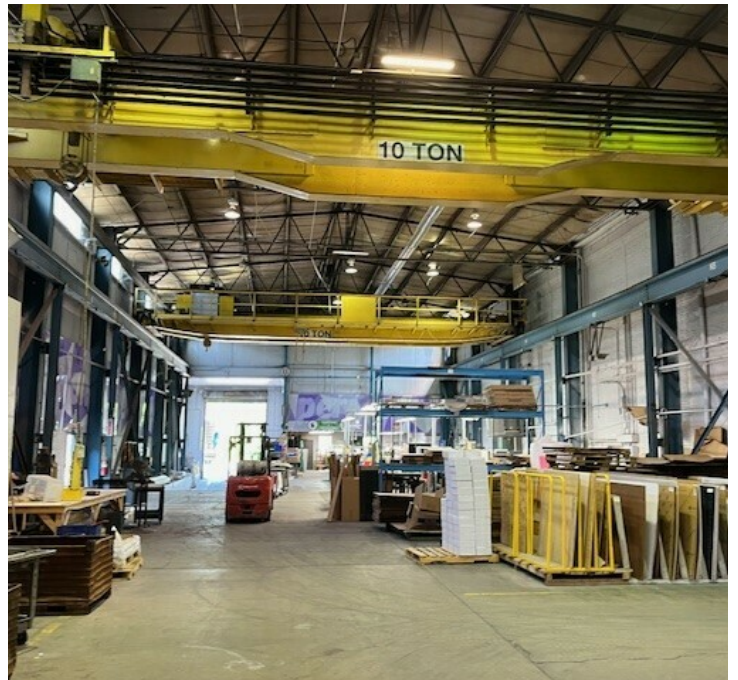


Location Description

The property is situated in an excellent location in Etna, PA. Convenient access to Route 8, Route 28, and only five (5) miles from Downtown Pittsburgh.

Property Highlights

- 38,570 SF of Manufacturing Space and 9,000 SF of Office Space; Totaling 47,570 SF
- 2.08 Acres
- One (1) Dock High Door
- Three (3) Drive-in Doors
- Two (2) 10-Ton Cranes with 19' Under Hook
- 18'-28' Ceiling Height
- 3 Phase 400 Amp
- 75 Parking Spaces
- Fully Conditioned Office & Heated Warehouse
- \$2,325,000



PRESENTED BY:

BOB CORNELL

O:412.391.3500 | C:412.760.9999
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RAY THIMONS

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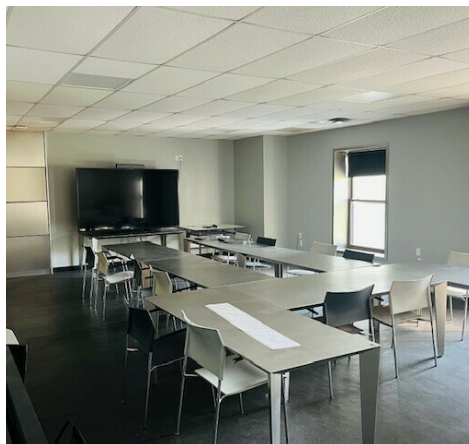
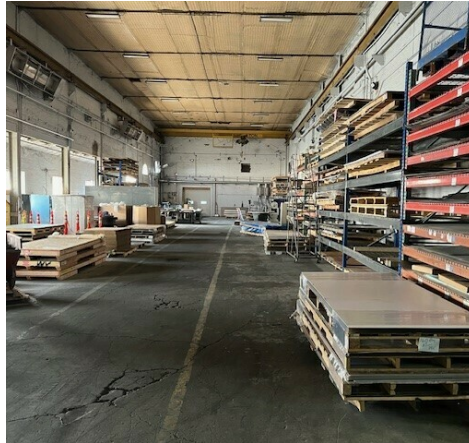
**PENNSYLVANIA
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910 SHERATON DRIVE, SUITE 340, MARS, PA 16046 // 412.391.3500

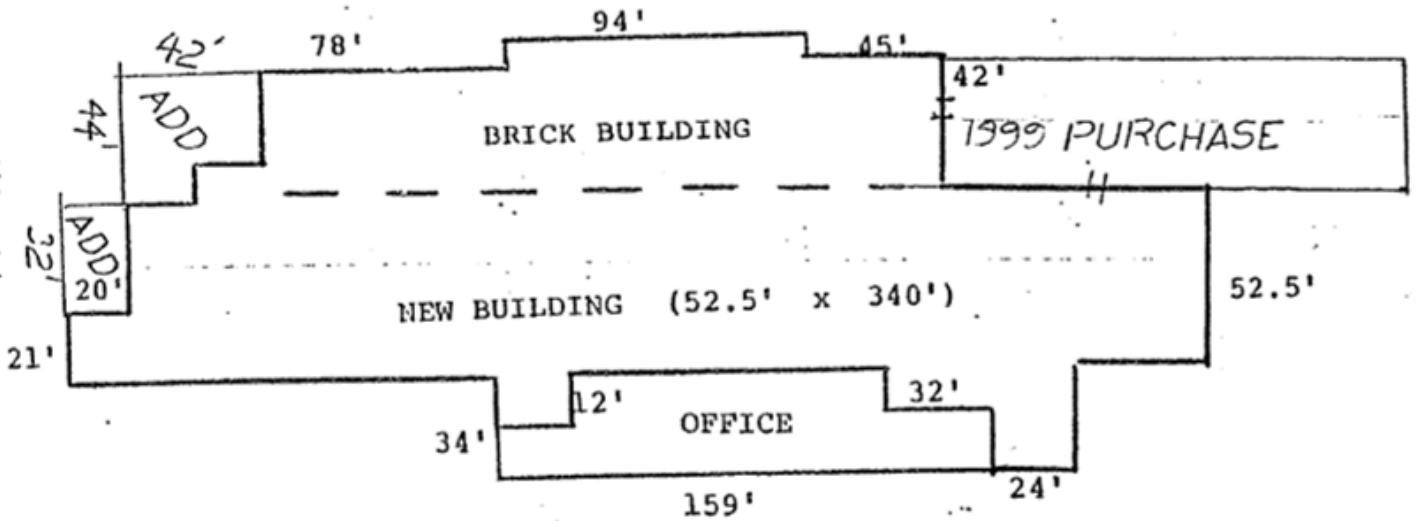
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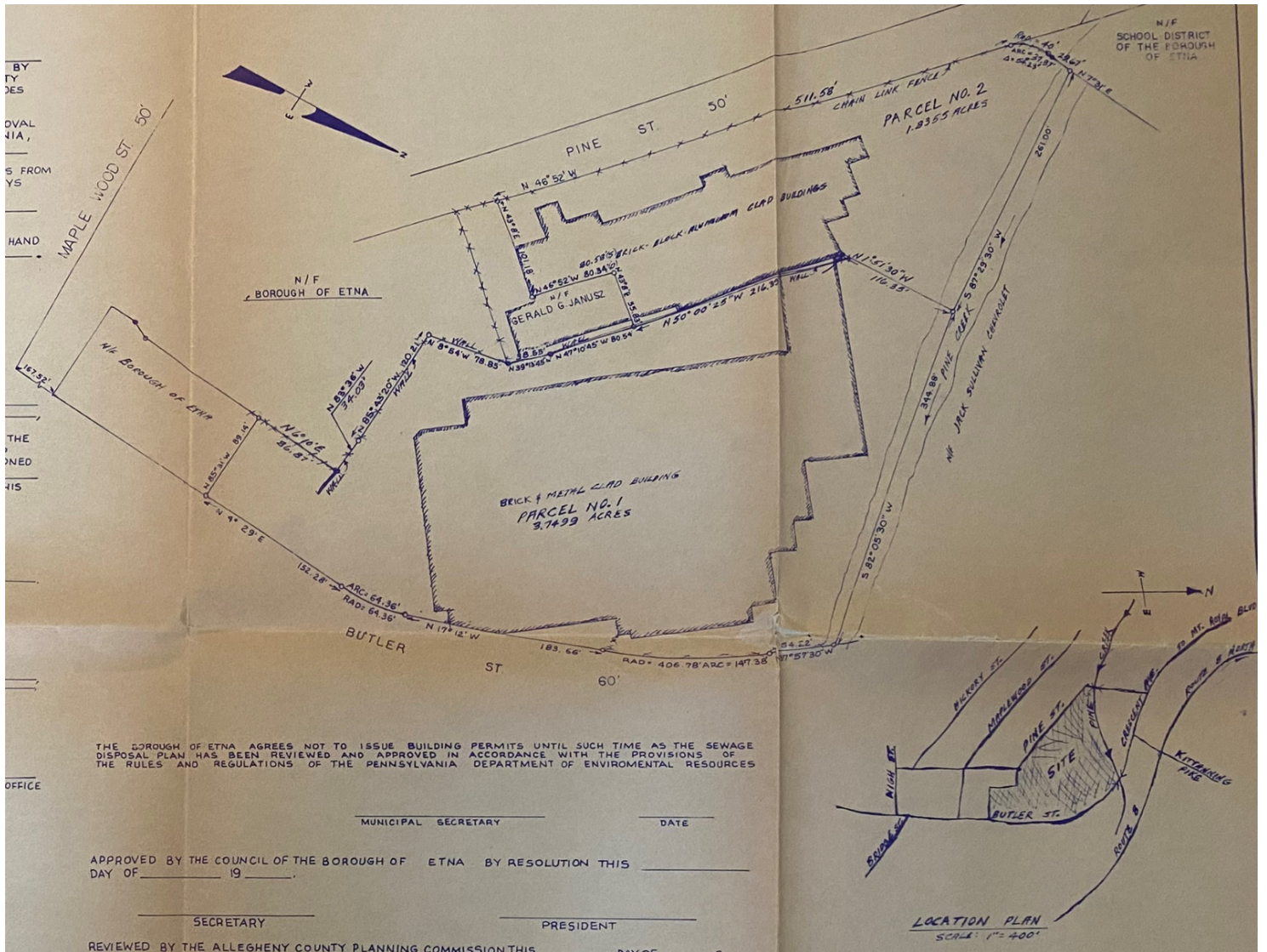
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Full Survey

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**Forms+Surfaces
30 Pine Street
Pittsburgh, PA 15223**

<i>Township/Boro/Ward</i>	<i>County</i>	<i>Building Number</i>
Etna	Allegheny	30

Cranes: (2) 10-ton, (1) 4-ton and (1) 1-ton. Lot and Block number 167-A-50 and 167-B-21. The floor level is above the flood plain.

<i>Building and Land Data</i>
Gross SF: 47,570
Floors: 1 & 2
Dimensions:
Lot Size: 2.08 acres
Parking: 75 spaces
Ind. Intended Use: Industrial Mfg.
Ind Present Use: Industrial Mfg.
Year Built: 1974 (most of building)
Year Renv:
Construction: Metal/Block

<i>Building Details</i>	
Dock Door: 1	Ceiling: 18'7" - 28'
Grade Level: 3	Zoning: Industrial
Column Spacing:	Sprinklers: N
Elevators: N	Rail: N
Barge: N	Cranes: Y

<i>Utilities</i>
Heat in Warehouse: Y CoRayVac
Freezer or A/C in Warehouse: N
HVAC in Office: Y
Lighting Type: LED in offices; Fluorescent & Metal Halide in warehouses
Electric Company: Duquesne Light
400 Amps 480 Volt 3 Phase
Gas Company: Peoples Gas
Sewer Company: Hampton Shaler Water Authority
Water Company: Hampton Shaler Water Authority

<i>Pricing</i>	
Tax Amount: \$32,972	Office Rental Rate:
Rent per Month:	Warehouse Rental Rate:
Gross/Net:	Blended Rental Rate:
Escalations:	Rental Price/SF:
Sale Price: \$2,325,000	Smallest Division:
Sale Price/SF: \$48.88	Largest Division::

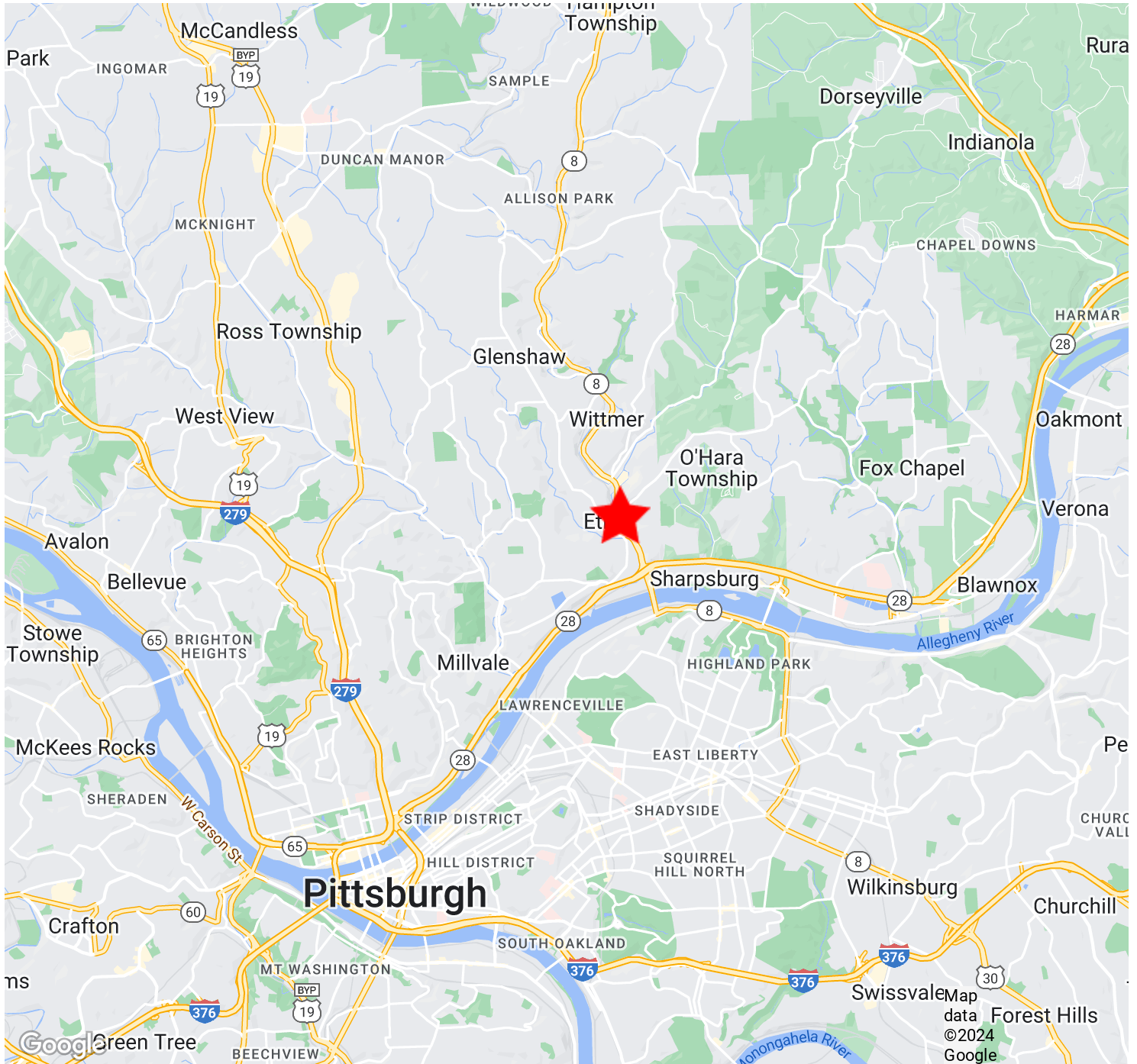
<i>Availabilities</i>			
Available SF: 47,570	Office SF: 9,000	Warehouse SF: 38,570	Possession Date: 60 days

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