



## 3046 Penn Ave Pittsburgh, PA 15201

### Property Features

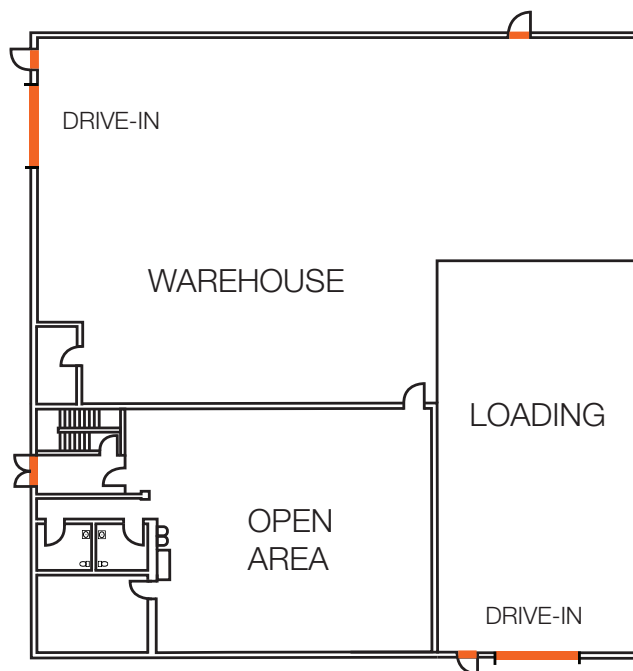
- 8 Parking Spaces
- 15'6" Ceiling Height Under Beam
- 460 3 Phase Electric
- Floor Drains
- 12,850+ Cars Passing Daily
- 12'6" Loading Dock & 13'6" Drive-In Door



TOTAL RSF	11,715 SF
YEAR BUILT	1920

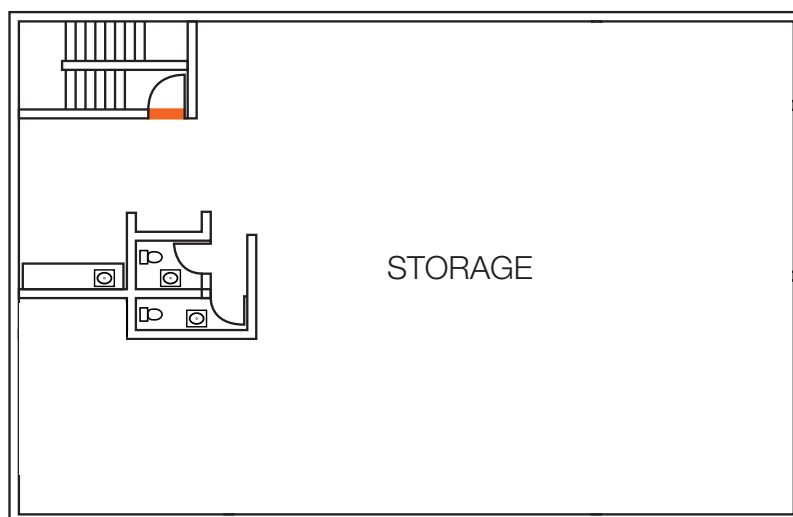
# 1st Floor – 9,275 SF

- Office / Showroom: 2,440 SF
- Warehouse: 6,835 SF



# 2nd Floor – 2,440 SF

- Storage: 2,440 SF











## Amenities

- Located on the Corner of 31st & Penn Avenue in the Strip District
- Excellent Visibility & Access
- 5 Minutes to Downtown Pittsburgh
- 25 Minutes to Pittsburgh International Airport