

OFFERING MEMORANDUM
3,600 SF Office/Warehouse/Flex
Property | Carnegie

8 LOGAN ST

Carnegie, PA 15106

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LOCATION INFORMATION

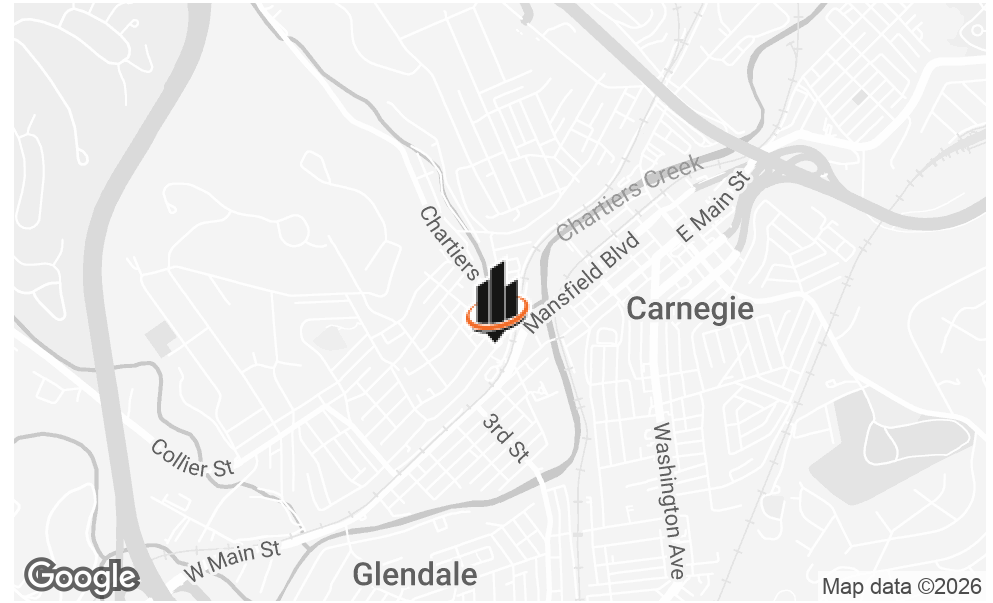
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SECTION 1
Property
Information



EXECUTIVE SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$489,000
BUILDING SIZE:	3,600 SF
LOT SIZE:	0.1 Acres
PRICE / SF:	\$135.83
MINIMUM CEILING HEIGHT:	12.58 FT
CEILING HEIGHT:	15.17 FT

PROPERTY OVERVIEW

SVN | Three Rivers Commercial Advisors is pleased to present 8 Logan Street, a well-located office/warehouse/flex property in the Borough of Carnegie. The building features a functional blend of office and warehouse space (+/- 1200SF office/ +/- 2400SF WH), including a 12' x 12' drive-in door and a fenced parking/laydown yard, making it ideal for owner-users seeking an all-in-one facility or investors targeting small-format, flex WH assets.

Located in a supply-constrained inner-ring submarket just minutes from Downtown Pittsburgh, the property benefits from strong accessibility, established surrounding uses, and sustained demand for light industrial and flex space. The building's size, configuration, and rentability position it as a desirable opportunity for contractors, service businesses, and investors alike.

PROPERTY HIGHLIGHTS

- ±3,600 SF commercial flex building (+/- 1200SF office/ +/- 2400SF WH) located in Carnegie's D-3 Arterial District, offering a versatile office / warehouse configuration with a 12' x 12' drive-in door, HVAC-served office space, and Reznor-heated warehouse area
- Fenced laydown and/or parking yard enhances functionality for a wide range of commercial and service users
- Broad by-right zoning allowances, including general office, medical office, retail, and small-scale service uses
- Ideal for owner-users or investors seeking a small-format, income-capable asset within an established Carnegie commercial corridor
- Excellent regional access with convenient connectivity to I-376 and major arterials

ADDITIONAL PHOTOS



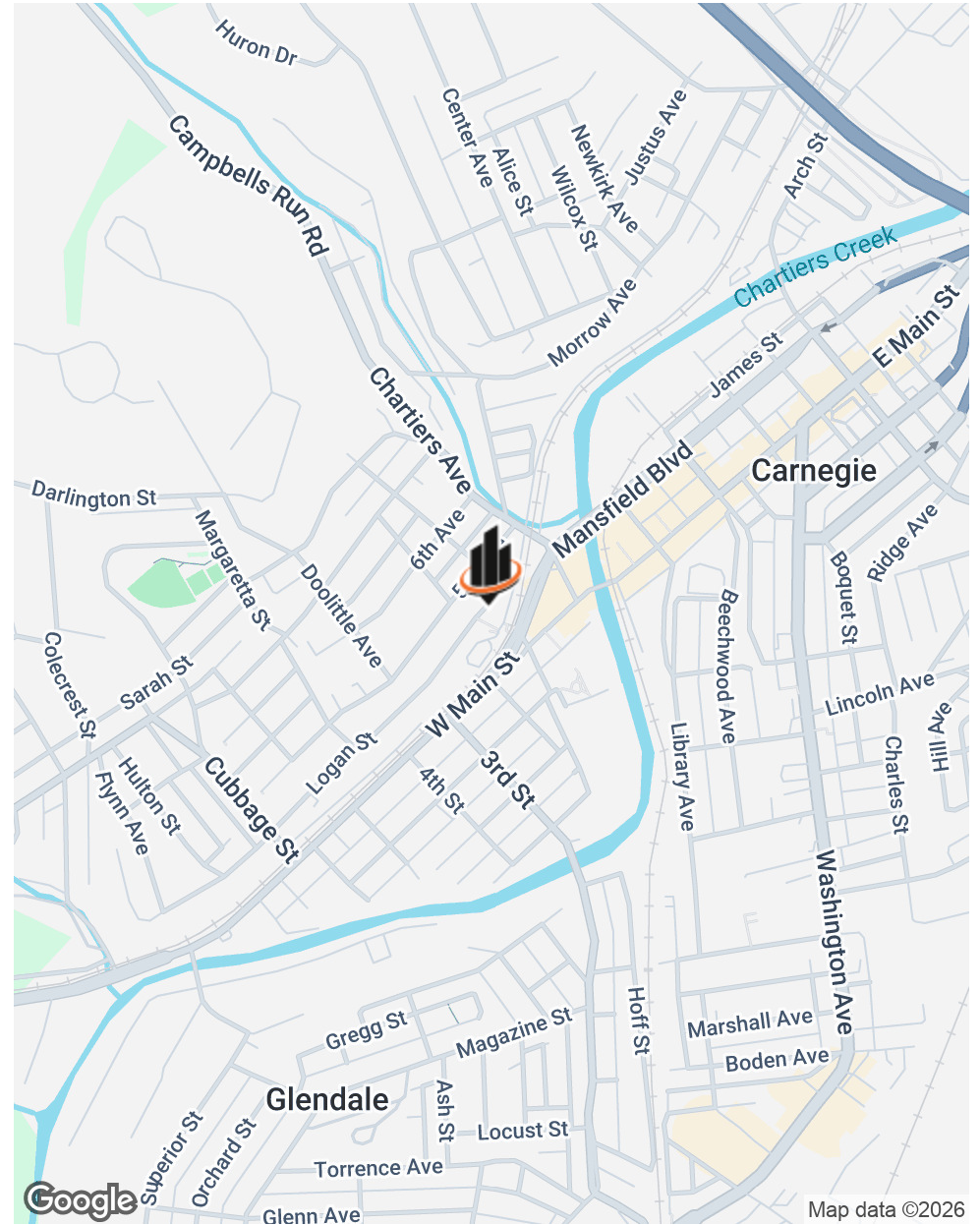
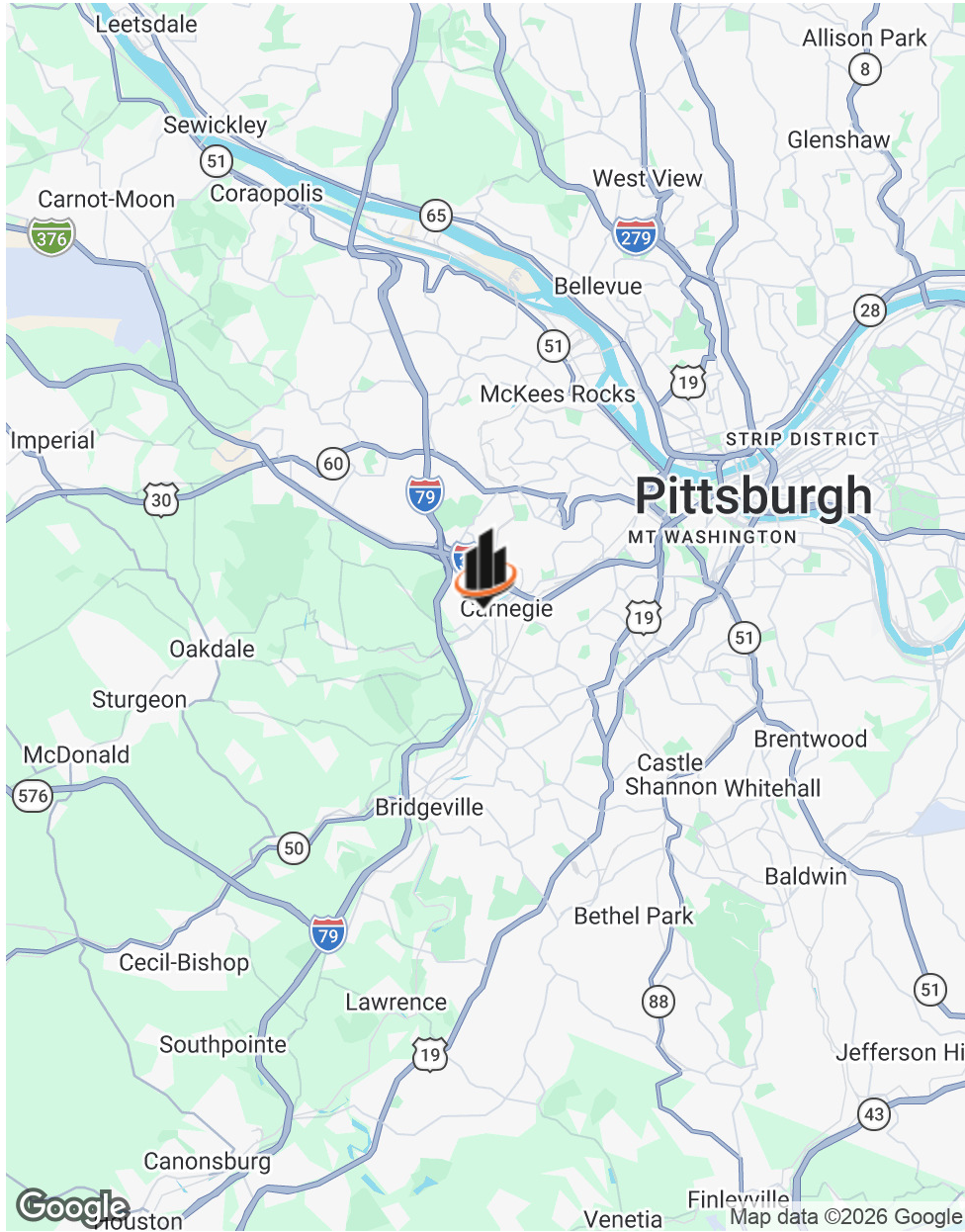
ADDITIONAL PHOTOS



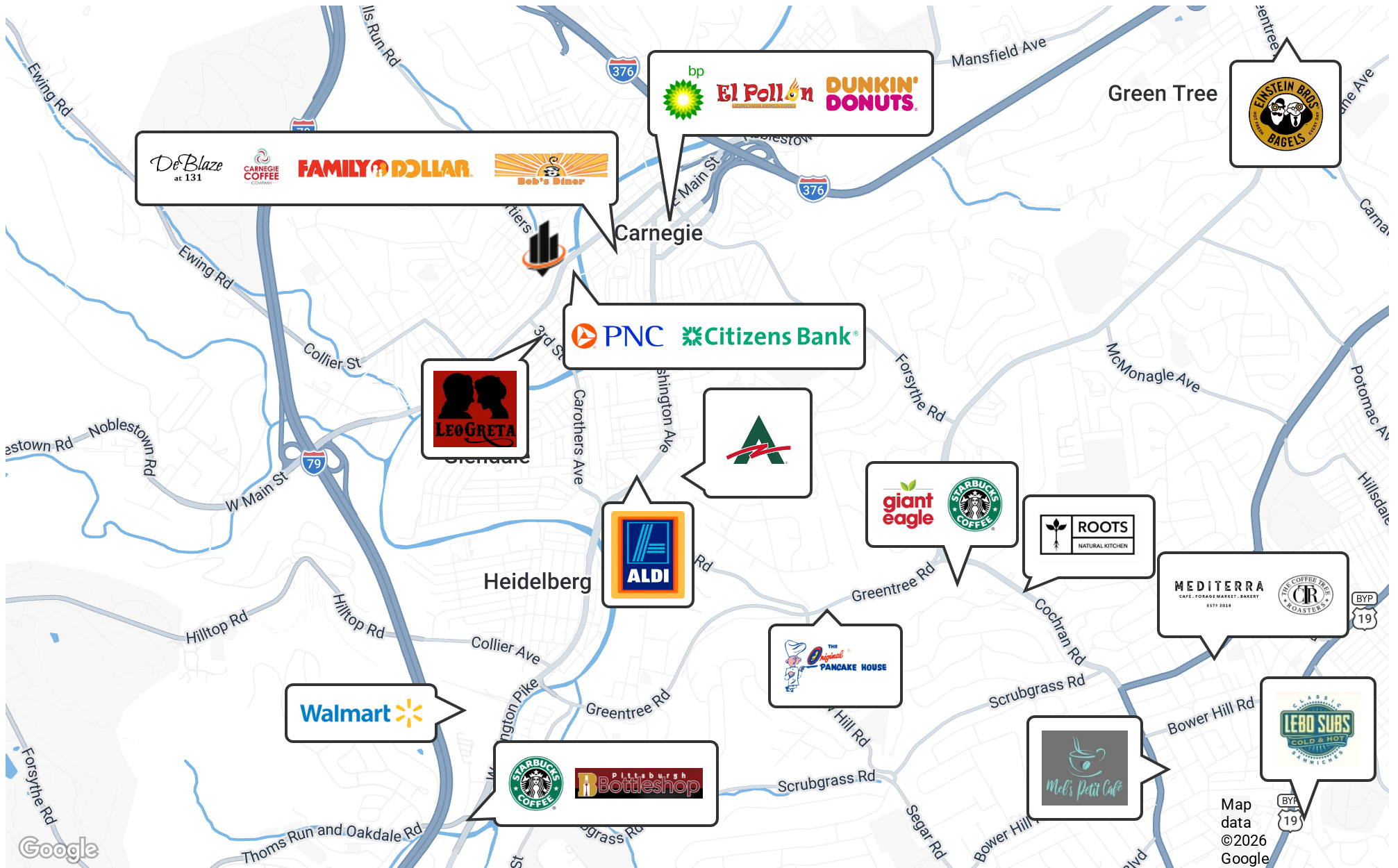


SECTION 2
Location
Information

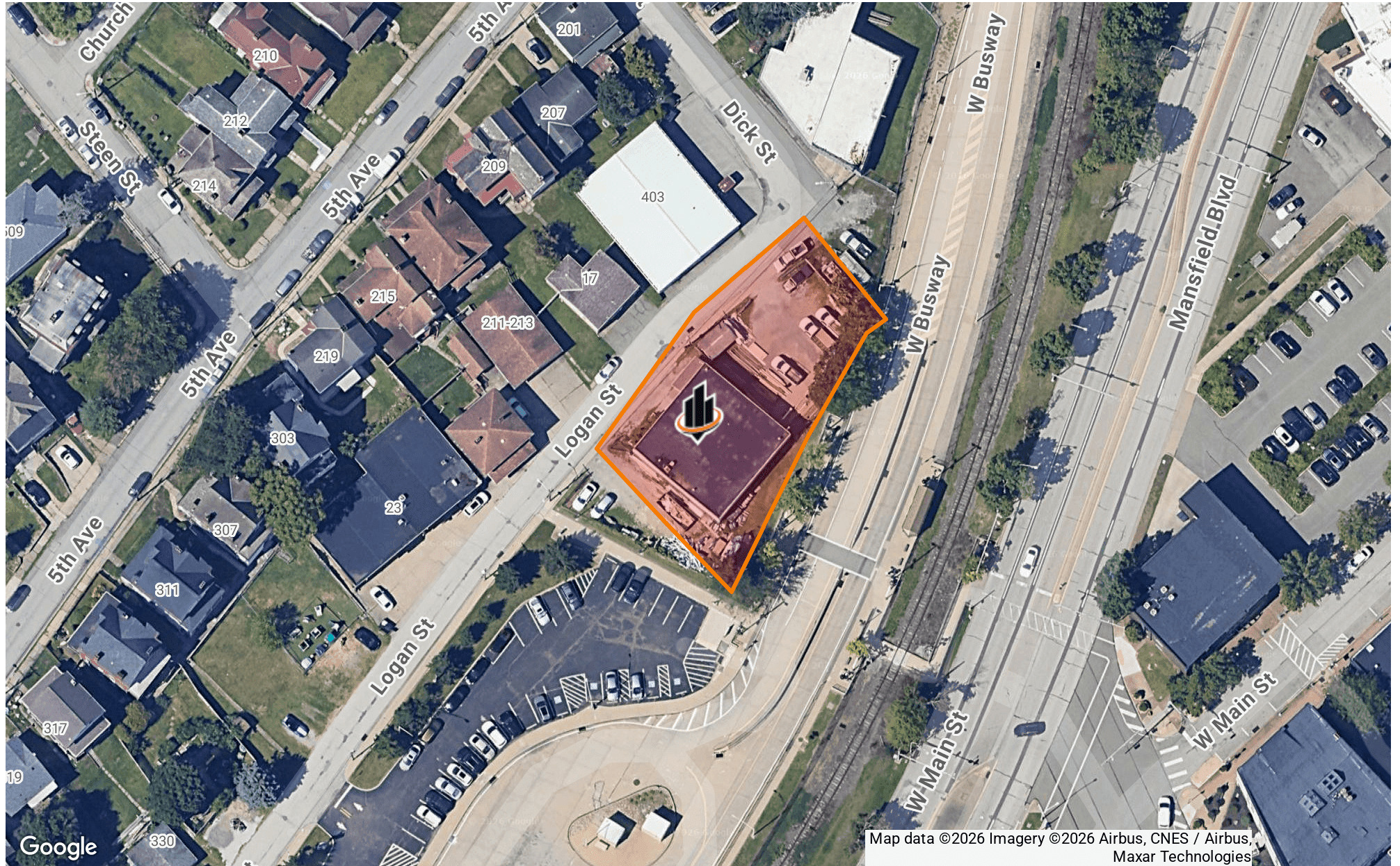
LOCATION MAPS



RETAILER MAP



PARCEL MAP



LOCATION DESCRIPTION



ALLEGHENY COUNTY

Allegheny County is a county in the southwestern part of Pennsylvania (PA). It is the second most populous county in PA following Philadelphia County. Allegheny County was the first in PA to be given a Native American name, being named after the Allegheny River. Allegheny County was created in September of 1788 from parts of Washington and Westmoreland counties and originally extended all the way north to the shores of Lake Erie and became the “Mother County” for most of northwestern PA before the counties current borders were set. The area developed rapidly throughout the 19th century to become the center of steel production in the nation. The county is known for the three major rivers that flow through it, the Allegheny, the Monongahela, and the Ohio Rivers. Allegheny County is home to three National Sports Teams, multiple major top ten companies as well as various colleges and universities. The county consists of 4 cities, 84 boroughs and 42 townships.



CARNEGIE

Carnegie is a borough in Allegheny County, located approximately 5 miles southwest of Pittsburgh. It is bordered by Rosslyn Farms, Scott Township, Collier Township and Robinson township. The borough is named after Andrew Carnegie, who donated one of his libraries for the gesture and now is named to multiple libraries throughout Pittsburgh. Carnegie is a walkable community with many interesting and unique stores and restaurants on its Main Street. It's park is home to a dog park, playground, tennis courts, a hockey rink, baseball courts, baseball fields, walking trails, and Pitcher Skate Park.

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