



2260-2270 ROSWELL
PITTSBURGH, PA 15205



Redevelopment complete - ready for tenant fit out!

Rick O'Brien, SIOR
+1 412 208 1403
rick.obrien@jll.com

Greg Hopkins
+1 412 208 8245
greg.hopkins@jll.com

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PROPERTY SPECIFICATIONS



Available

44,000 SF



Delivery Date

Ready for tenant fit out



Adaptable

Industrial, flex, and R&D users



Dividable

Down to 5,000 SF



Parking Ratio

Up to 2.5 per thousand



2260 Roswell

Specifications

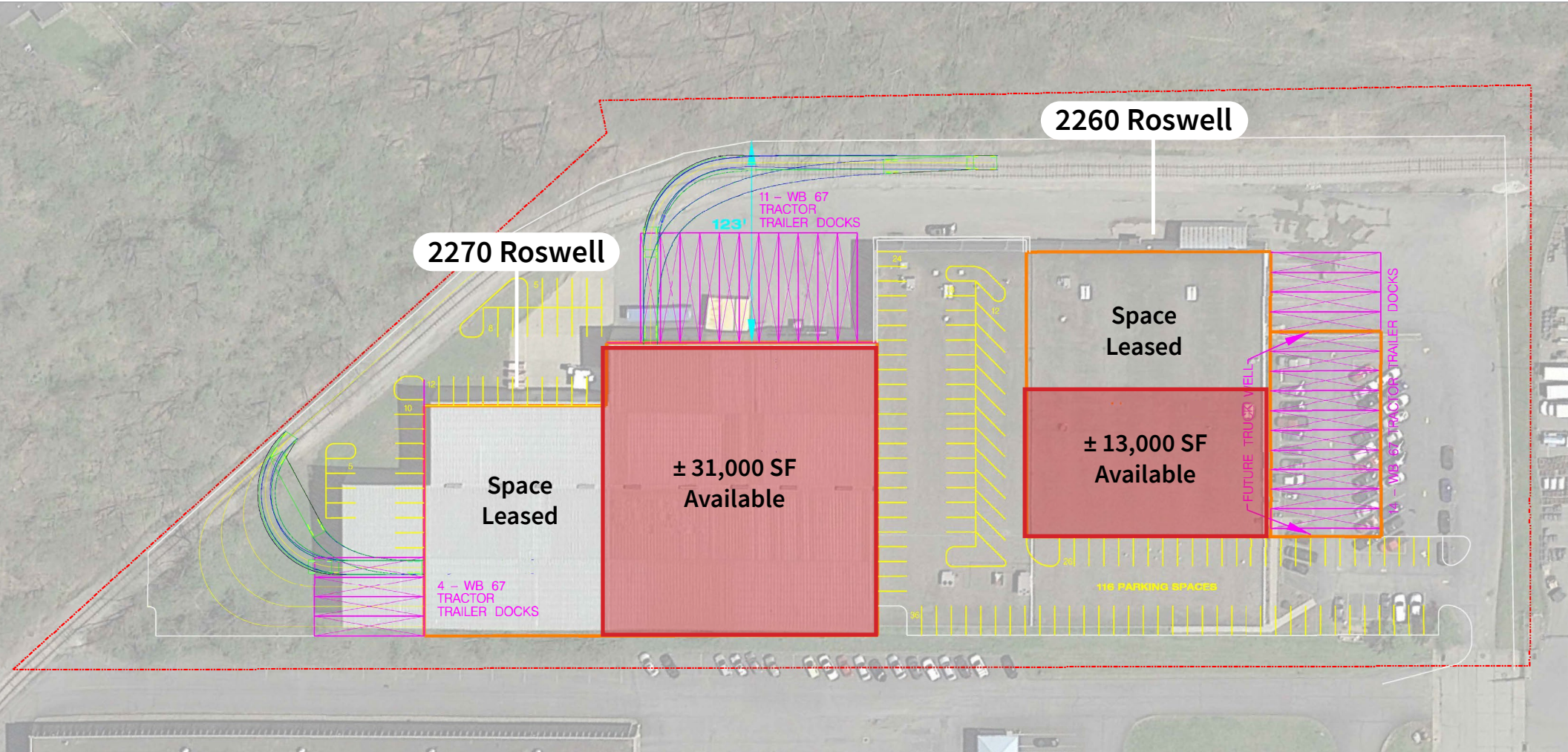
	2260 ROSWELL	2270 ROSWELL
Total Building SF	26,353 SF	45,939 SF
Available SF	± 13,000 SF	± 15,000 - 31,000 SF
Clear Height	18' clear height	26' - 32' clear height
Availble Office SF	Office built to suit	Office built to suit
Dock Doors	Up to 5 dock high doors possible	Up to 6 dock high doors possible
Drive-ins	Drive-in doors possible	Drive-in doors possible



2270 Roswell

PHOTOS





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± 31,000 SF Available

Space Leased

Space Leased

± 13,000 SF Available

11 - WB 67 TRACTOR TRAILER DOCKS

123'

4 - WB 67 TRACTOR TRAILER DOCKS

11 - WB 67 TRACTOR TRAILER DOCKS

FUTURE TRUCKS VEH.

116 PARKING SPACES





Demographics	
Population	6,050
Population projection (2021 - MAG)	6,120
Median age (2016)	42.8
Workforce (30-mile radius)	1,199,058
Location	
Distance to I-79	1.6 mi
Distance to I-376	4.5 mi
Distance to Pittsburgh CBD	8.5 mi
Distance to airport	12.6 mi
Distance to Erie, PA	128 mi
Distance to Harrisburg, PA	212 mi
Distance to Columbus, OH	182 mi
Distance to Morgantown, WV	73 mi.



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