

FOR SALE

Industrial Redevelopment Opportunity

200 Bridge Street, Pittsburgh, PA 15223



Property Description

Uncover exceptional industrial potential at this 52,000 SF building located in the Borough of Etna. The property is well-suited for industrial and manufacturing endeavors. The building offers flexibility and scalability to accommodate diverse industry needs.

Property Highlights

- 50,000 SF crane-served industrial building
- 100' wide clear span x 500' long
- 5-ton overhead cranes; 18' under hook
- Two (2) drive-in doors and One (1) dock door
- 2,000 SF office building
- Immediate availability

Offering Summary

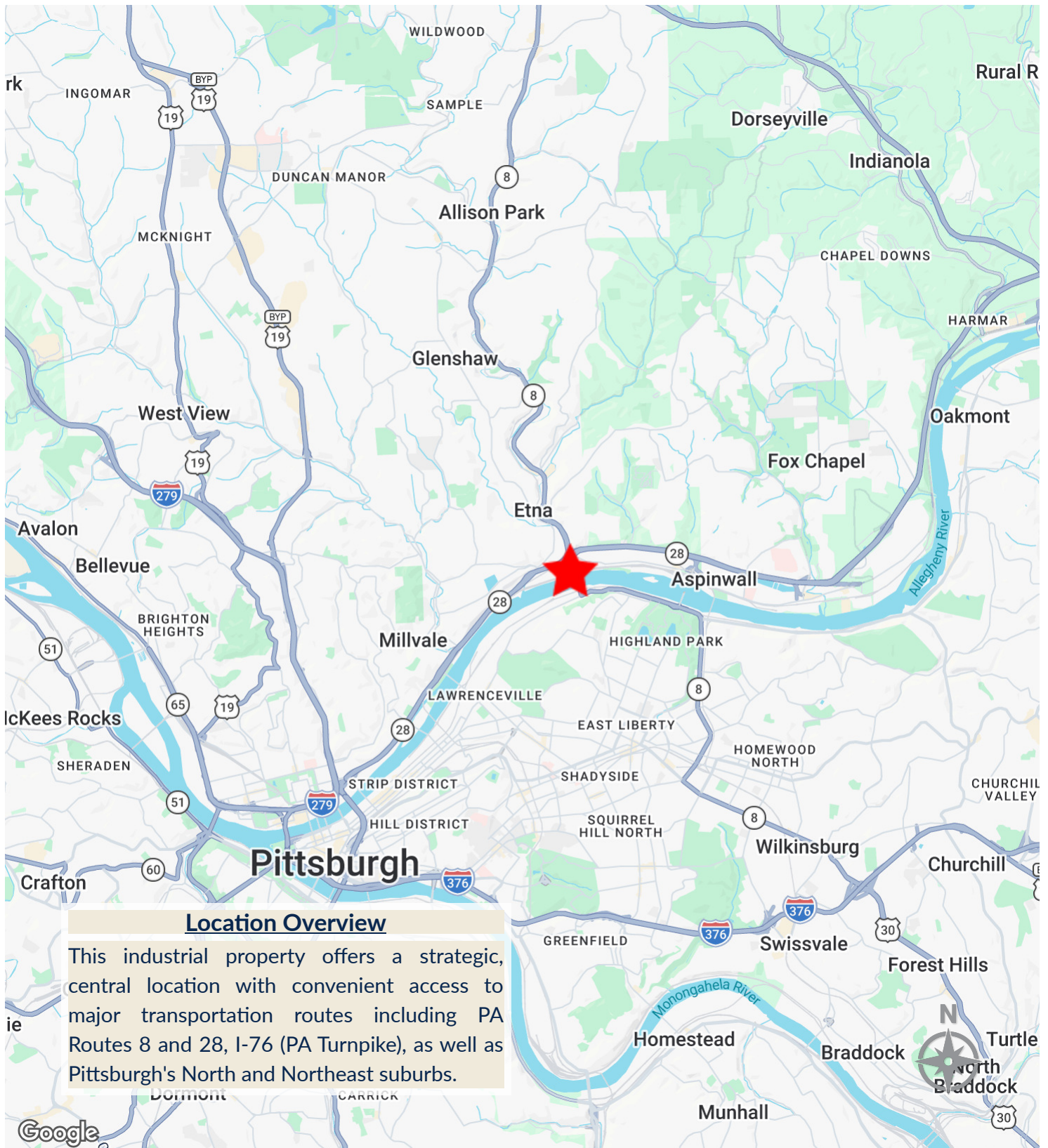
Sale Price:	\$1,100,000 (\$22.00/SF)
Lot Size:	1.58 Acres



Additional Photos



Location Map



Meet the Team



Ray Thimons

Direct: 412.391.3500

Cell: 412.638.1681

rthimons@penncom.com



Gene Galiardi

Direct: 412.391.3500

Cell: 412.580.0636

ggaliardi@penncom.com

Address: 200 Bridge Street
City, State, Zip: Etna, PA 15223
Twp/Boro/Ward: Etna Boro
County: Allegheny


Property Notes:

Parcel Number 167-R-278

Building and Land Data:	
Gross SF:	50,000 SF
Floors:	1
Dimensions:	100'x500'
Lot Size:	1.58 acres
Parking:	
Intended Use:	Industrial
Present Use:	Industrial
Year Built:	1920's
Year Renovated:	
Construction:	Structural Steel

Utilities:	
Heat in Warehouse:	No
Freezer or A/C in Whse:	No
HVAC in Office:	
Lighting Type:	
Electric Company:	Duquesne Light
Amps/Volts/Phase	___ A/ ___ V/ ___
Gas Company:	People's Gas
Sewer Company:	ALCOSAN
Water Company:	Hampton Shaler

Space Details:			
Dock Door(s):	2	Ceiling Height:	20'
Grade Level Door(s):	2	Zoning:	Industrial
Column Spacing:	20'	Sprinklers:	No
Elevators:	No	Rail:	No
Barge:	No	Cranes:	3

Pricing:			
Tax Amount:		Office Rental Rate:	
Rent per Month:		Warehouse Rental Rate:	
Gross/Net:		Blended Rental Rate:	
Escalations:		Rental Price/SF:	
Sale Price:	\$1,100,000	Smallest Division:	
Sale Price/SF:	\$22/SF	Largest Division:	

Available SF:	Office SF:	Warehouse SF:	Possession Date:
52,000 SF	2,000 SF	50,000 SF	Immediate