

FOR SALE / LEASE



Carnegie Flex Building

108 Rosslyn Rd, Carnegie, PA 15106



Location Description

Convenient location in Carnegie, PA. Easy access to 376 and I-79!

Property Highlights

- 7,200 SF Office/Flex Building
- Approximately 3,400 SF on each floor + 400 SF garage
- First Floor: Office/Flex Space
- Second Floor: Office Space
- Garage: 20'x20' with a 8'x9'5" Drive-in Door
- Ceiling Height: 12'
- Multiple Private Offices
- Conference Rooms
- Two (2) Kitchenettes
- Ample Parking
- Excellent Signage Opportunity!

Offering Summary

Sale Price:	\$700,000
Lease Rate:	\$11.95 SF/yr (NNN)
Available SF:	7,200 SF
Lot Size:	0.27 Acres
Building Size:	7,200 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	209	835	3,967
Total Population	428	1,774	8,316
Average HH Income	\$99,796	\$97,193	\$87,821

PRESENTED BY:

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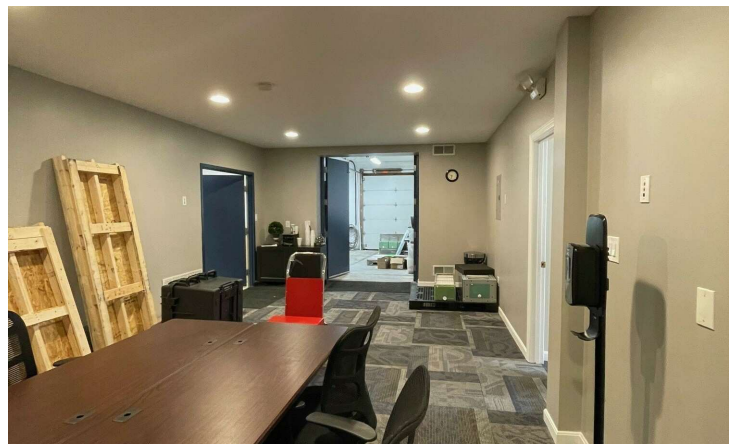
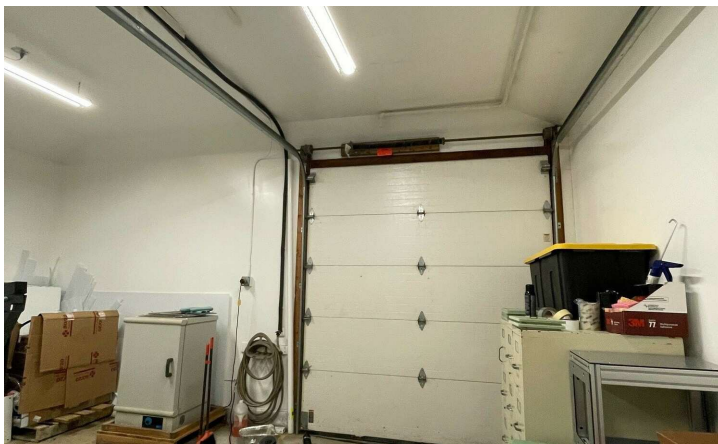


**PENNSYLVANIA
 COMMERCIAL
 REAL ESTATE INC.**

FOR SALE / LEASE

First Floor

108 Rosslyn Rd, Carnegie, PA 15106



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PENNCOM.COM

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Second Floor

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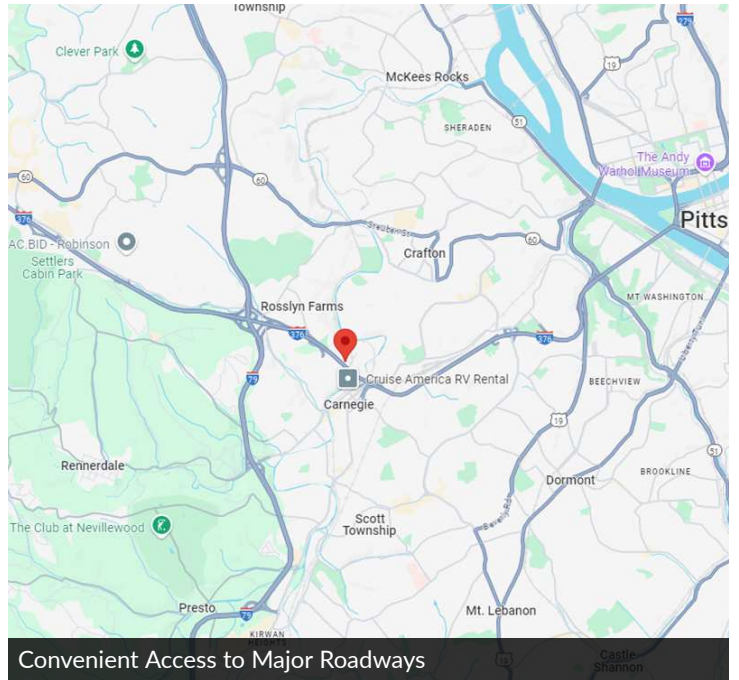
Garage



Extra Parking Lot



Aerial



Convenient Access to Major Roadways

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**PENNSYLVANIA
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108 ROSSLYN ROAD
Carnegie, PA 15136

<i>Township/Boro/Ward</i>	<i>County</i>
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Allegheny

Two-story office/flex building. Approximately 3,400 square feet on each floor. First floor was originally used as shop space. Garage is 20'x20'.

<i>Building and Land Data</i>

Gross SF: 7,200 SF

Floors: 2

Dimensions:

Lot Size: 0.27 acres total

Parking: Ample

Ind. Intended Use: Flex (Shop space & office)

Ind Present Use: Office

Year Built:

Year Renv:

Construction: Brick

<i>Building Details</i>

Truck Height: -	Ceiling: 12'
Grade Level: 1 (Approx. 8'x9'5" door)	Zoning: M-1 Planned Industrial
Column Spacing: -	Sprinklers: N
Elevators: N	Rail: N
Barge: N	Cranes: N

<i>Utilities</i>

Heat in Garage: Y
 Freezer or A/C in Garage: Y
 HVAC in Office: Y
 Lighting Type: Fluorescent
 Electric Company: Duquesne Light
 Amps: ____ Volts: 220 Phase: 3
 Gas Company: Peoples Gas
 Sewer Company: JTS Rosslyn Sewage
 Water Company: PAWC Pennsylvania American Water

<i>Pricing</i>

Tax Amount: \$13,776.82	Office Rental Rate: \$11.95
Rent per Month:	Warehouse Rental Rate:
Gross/Net: NNN	Blended Rental Rate:
Escalations:	Rental Price/SF:
Sale Price: \$700,000	Smallest Division:
Sale Price/SF: \$97.22	Largest Division::

<i>Availabilities</i>

Available SF: 7,200 SF	Office SF: 6,800 SF	Garage SF: 400 SF	Possession Date: 30 days
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