

Sharpsburg Business Park



**307 23rd Street Extension
Sharpsburg, PA 15215**

LAST REMAINING VACANCY

8,774 SF

Endcap Flex/Office Space

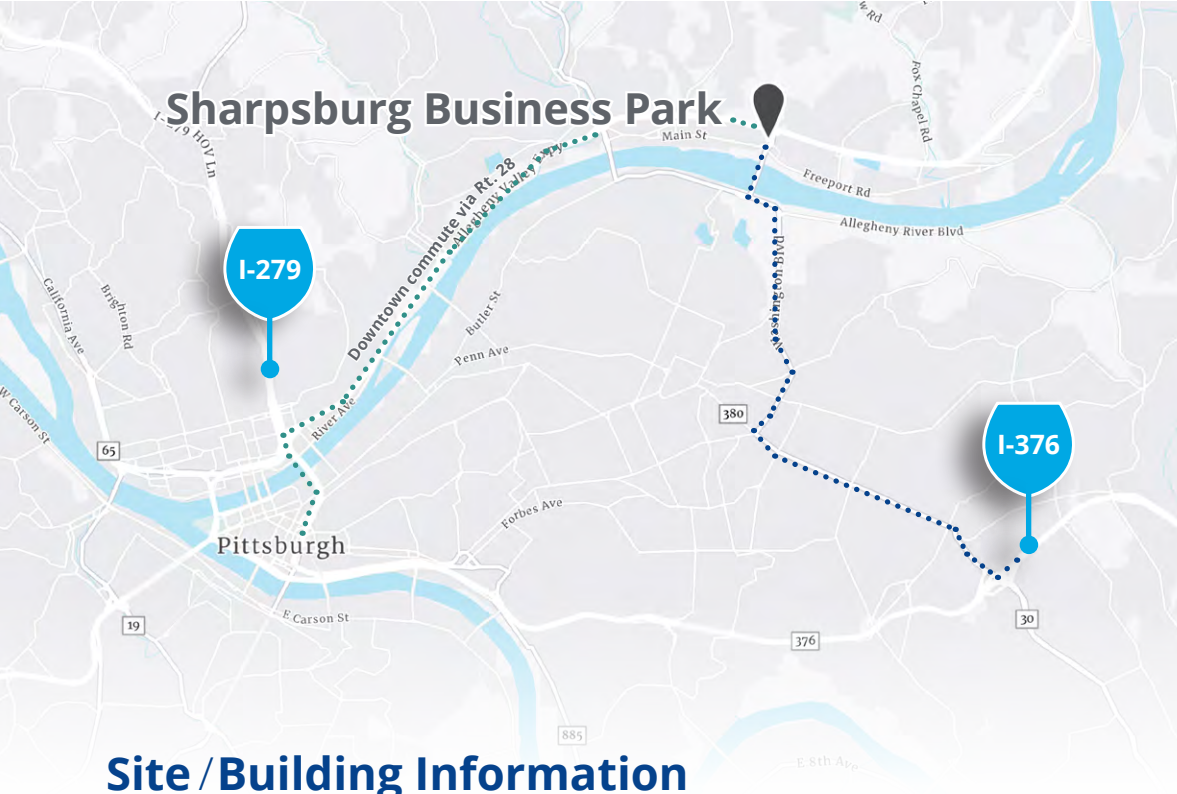
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Site / Building Information

8,774 SF endcap suite currently available

14'-18' clear ceiling heights

Drive-in access with **dock capability**

Modern, efficient design with **no common area factor**

Fiber optics provided by Verizon

Oversized windows, **abundant natural light**

Easy access to the Highland Park Bridge

Dedicated parking lot with up to **5:1 parking ratio**

Near **immediate access** to Rt. 28, Rt. 8, and Rt. 130

7-mile commute from Downtown Pittsburgh



Accessible location, ★★★★star flex space

Sharpsburg Business Park is conveniently located just off Route 28 and within a 7-mile radius of Downtown Pittsburgh, Carnegie Mellon University, University of Pittsburgh, UPMC, and the regions' growing tech corridor: Robotics Row.



SITE PLAN

Vacancy #1
8,774 SF

8,774 SF ENDCAP

ADDITIONAL SUBDIVISION OPTIONS AVAILABLE.



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