



THE BREWERY WORKSHOP LOFTS



1600 MARYS AVENUE • SHARPSBURG PA • 15215

FOR LEASE
31,981 SF BUILDING

±8,030 - 12,000
AVAILABLE SF
1st Floor

&

±3,000
AVAILABLE SF
Storage Space

Loft-style
workshop
spaces to
build & create

Work. Play. Create.

RENOVATIONS / PROPERTY ATTRIBUTES

- New handicapped accessible entrance with new tenant marquis
- New men's and women's restrooms + unisex restroom with shower
- Common kitchenette with dishwasher, refrigerator, microwave, and plenty of storage
- Tenant areas to be individually metered for electric: 3 phase 120/208V/200 amp panel in each space
- Smooth, stained concrete floors throughout interior
- Dedicated, paved off-street parking + bike racks
- All spaces heated with full HVAC capability, based on Tenant needs
- Secure 24/7/365 access. Exterior cameras + security patrols
- Zoned Mixed Use: ideal space for light manufacturing and assembly
- Reinforced concrete columns and floors: substantial load-carrying capacity

LOCATION / APPEAL

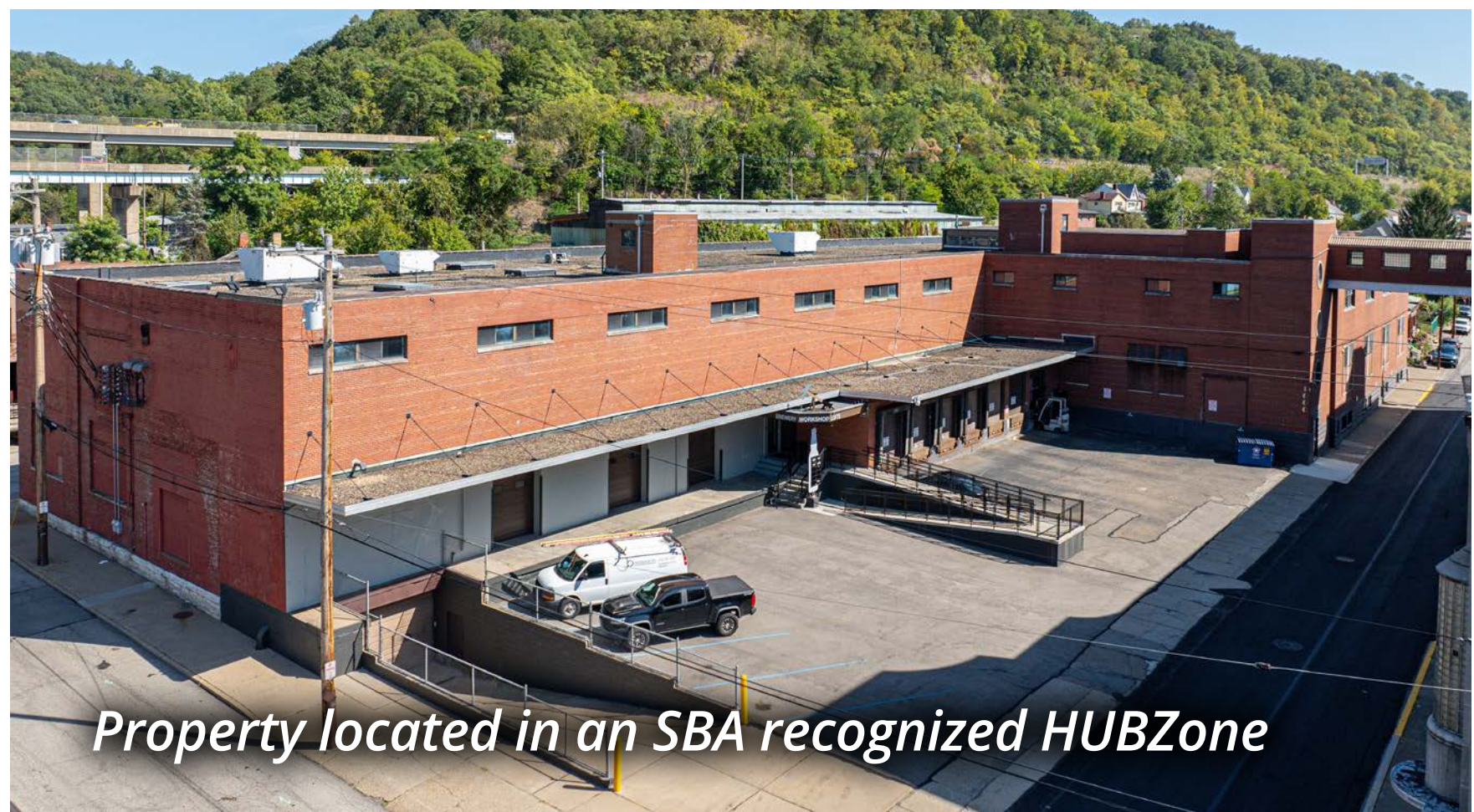
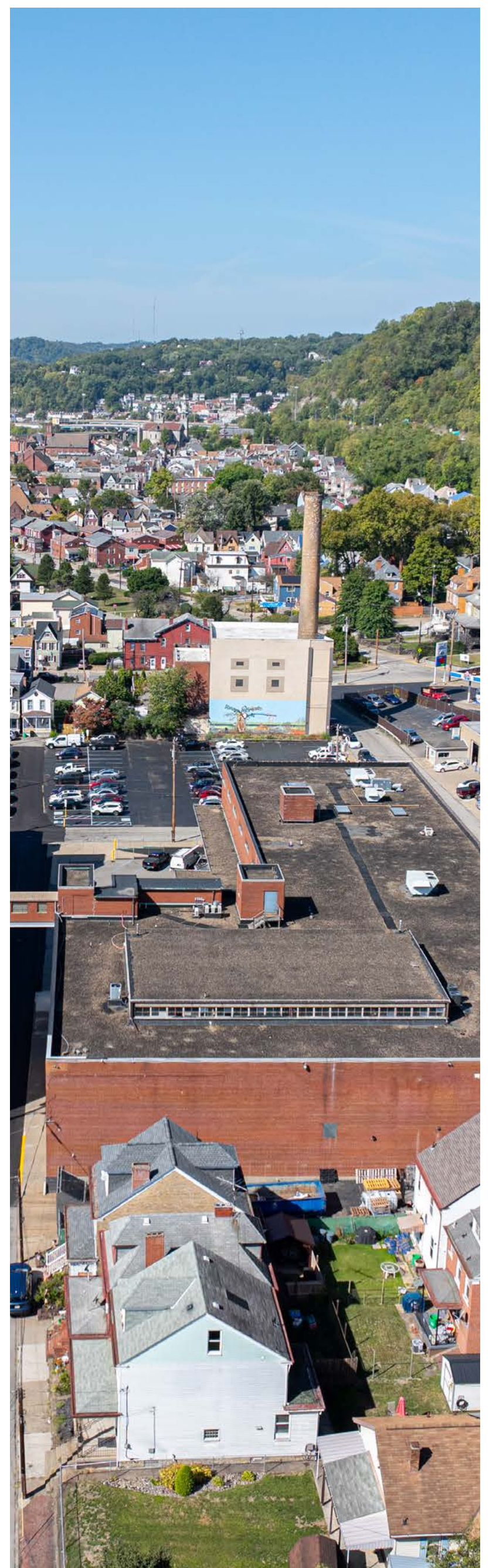
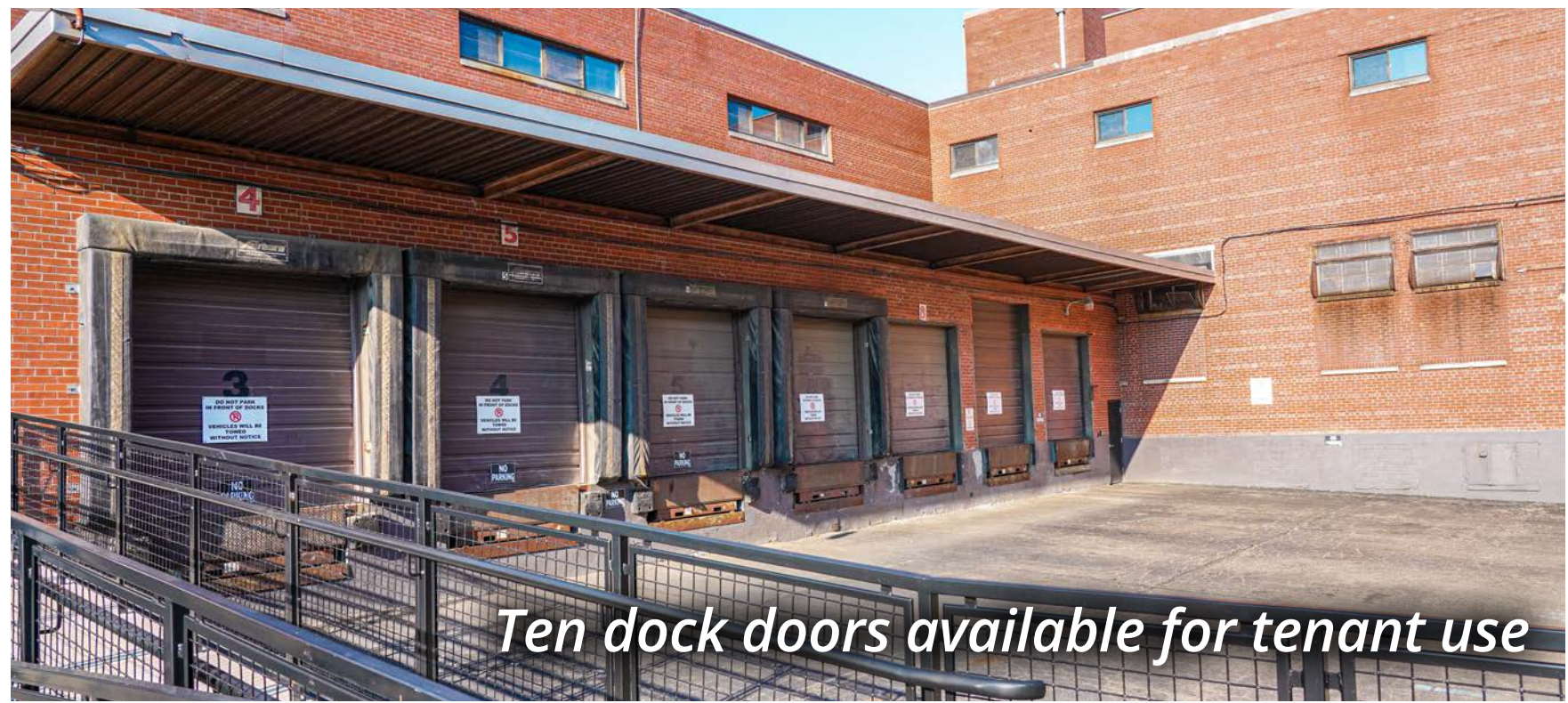
- Exciting mix of artistic, food, beverage, professional, retail, service, and light industrial businesses nearby
- Quick access to the Highland Park and 62nd Street bridges, Routes 8 and 28
- Close proximity to CMU, UPMC, University of Pittsburgh and "Robotics Row"
- Located adjacent to the Fort Pitt Brewery offices (1601 Marys Avenue)

HUBZONE PROGRAM

- Property is located in an SBA recognized HUBZone

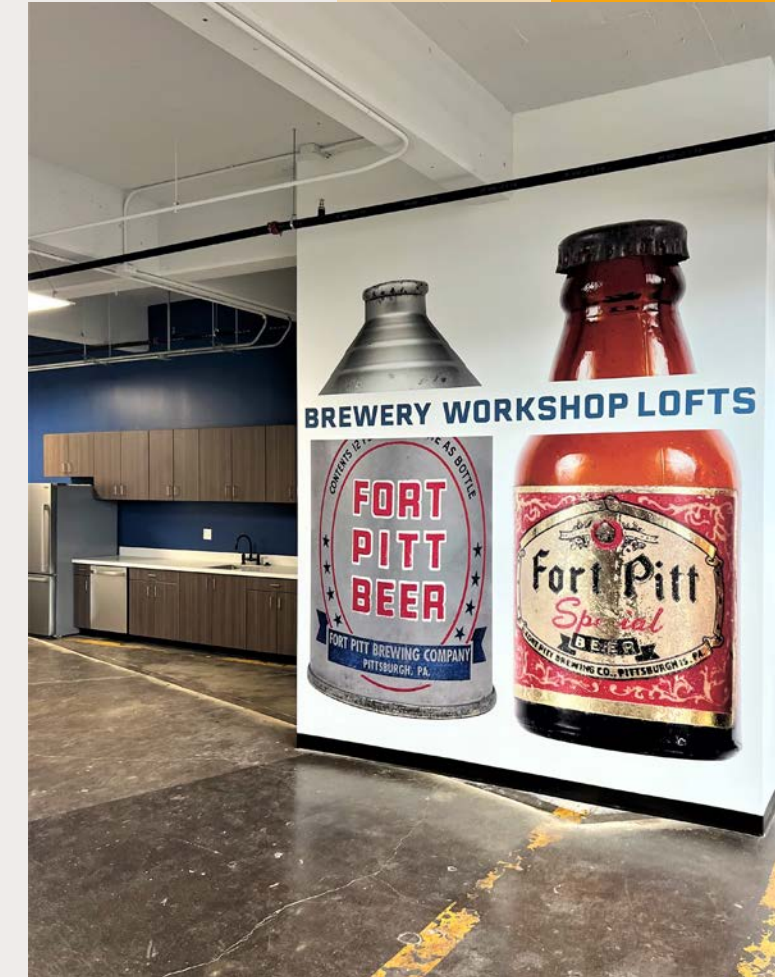
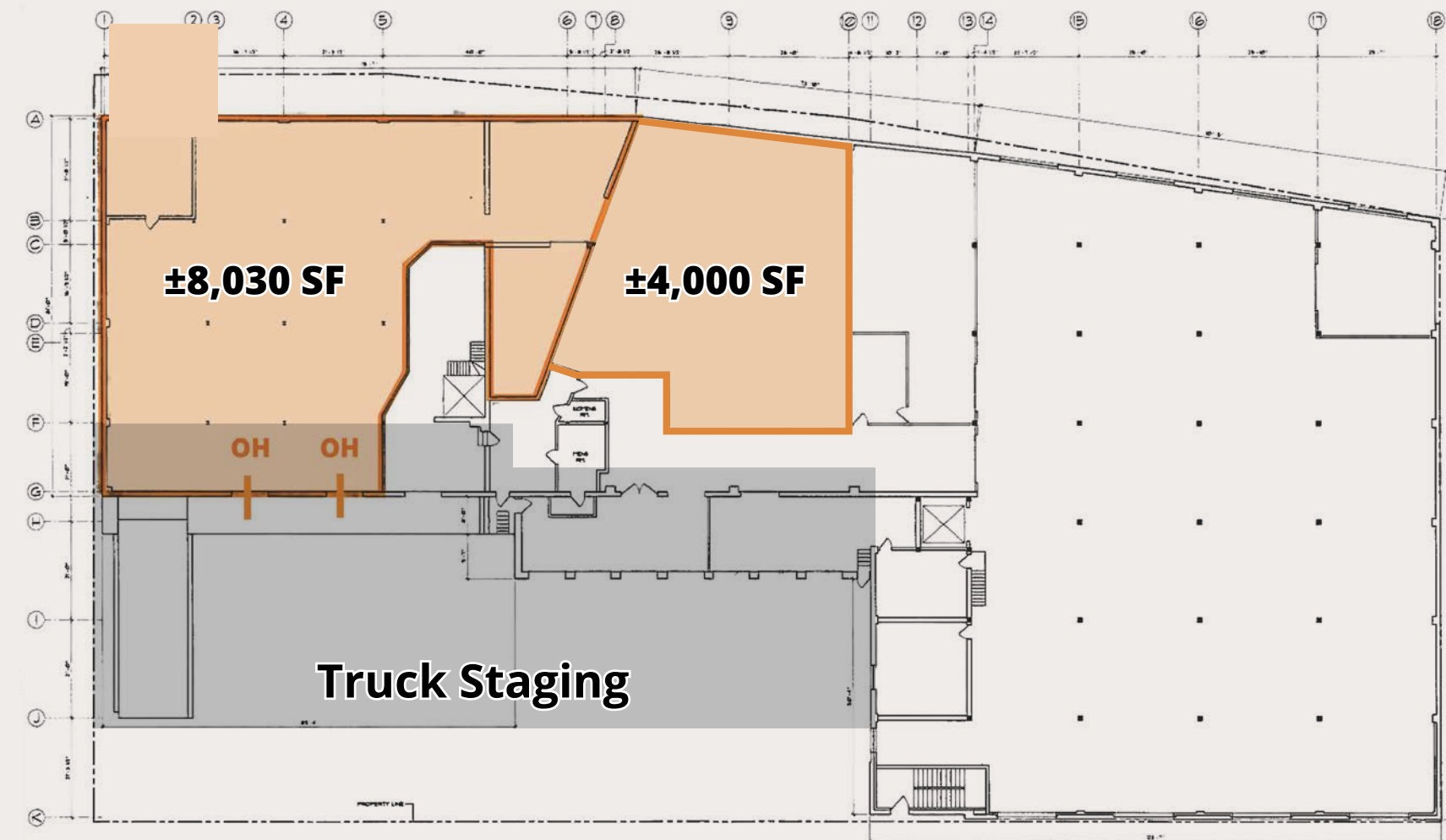
<https://www.sba.gov/federal-contracting/contractingassistance-programs/hubzone-program>





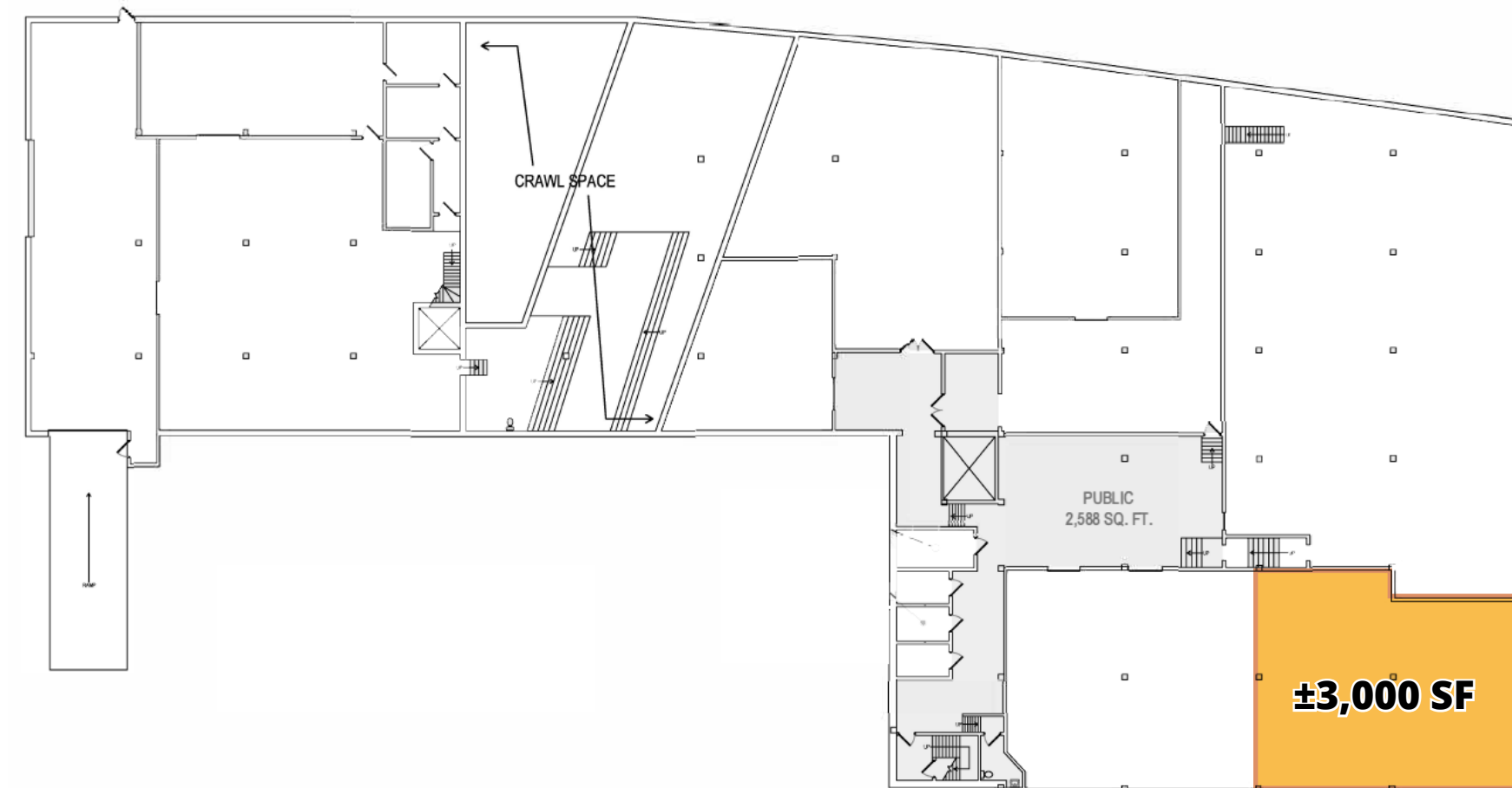
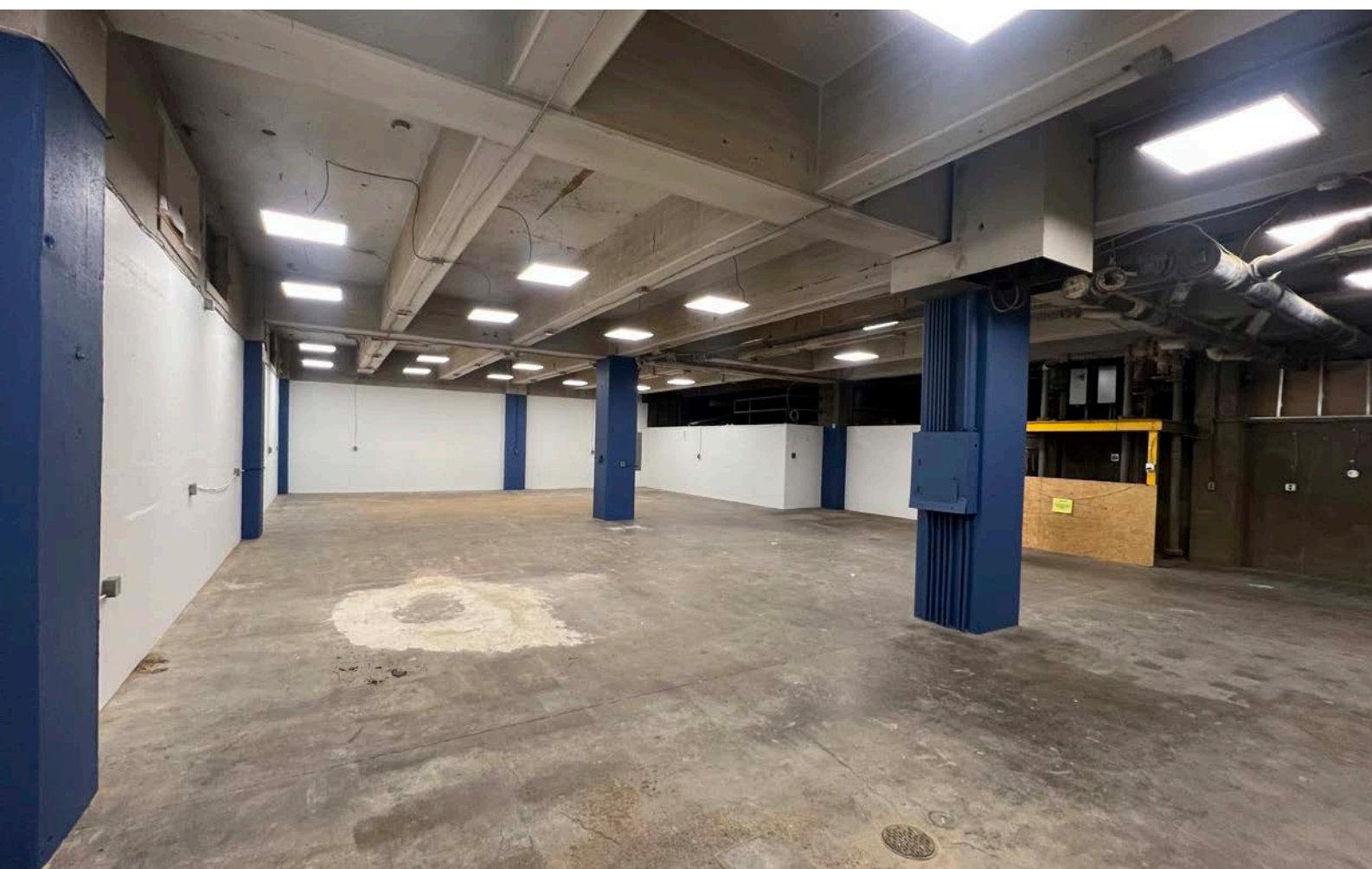
1st Floor Availability

- $\pm 8,030$ SF - 12,000 SF
- Two (2) dedicated 8'x10' dock high doors with immediate access to space
- Three (3) shared docks



Lower Level Availability

- $\pm 3,000$ SF of storage space
- Three (3) shared docks
- 6,000 # Freight Elevator
- Smooth concrete floors
- Wide column spacing







NEARBY AMENITIES

- 1 
- 2 
- 3 
- 4 
- 5 
- 6 
- 7 
- 8 
- 9 
- 10 
- 11 

3-MILE RADIUS DEMOGRAPHICS REPORT

 Population Count
95,166

 Average HH Income
\$98,808

 Median Home Value
\$199,889

 Total Area Employees
57,701



CONTACT US



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