

FOR SALE OR LEASE

67,449 SF INDUSTRIAL / SUBDIVIDABLE TO 9,592 SF

HOWARD WEST

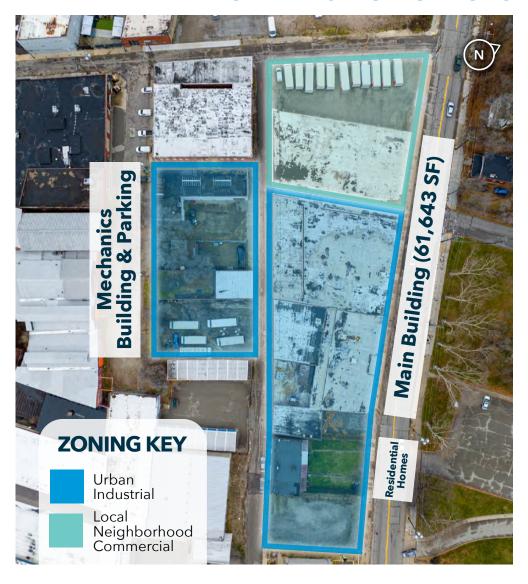


PROPERTY SPECIFICATIONS

Building Size	 67,449 SF (> 91% warehouse space) 1st Floor: 37,500 SF 2nd Floor: 24,000 SF Rear: 5,600 SF 			
Parcel Size	1.93 acres			
Subdivision	Subdividable to 9,592 SF			
Municipality	Pittsburgh - 12th Ward			
Zoning	Urban Industrial Zoning Phase I & II reports available			
Ceiling Height	14' - 20'			
Power	Supplied by two existing electrical services			
Loading	10 Dock Doors5 Drive-In Doors			
Location	 Convenient access to Route 8, 3.1 miles to I-376, 3.2 miles to Route 28 Two (2) bus stops adjacent to property 			

ZONING: The UI, Urban Industrial District, is intended to:

- 1. Allow mid-sized to large industries with lower external impacts on surrounding properties and districts;
- **2.** Provide a flexible district that addresses the growing need for easily adaptable and flexible spaces, including office parks, incubator spaces, high technology and service sector industries;
- ${f 3.}$ Allow multi-use buildings that permit assembly, inventory, sales, and business functions within the same space;
- **4.** Encourage adaptive reuse of manufacturing buildings and allow the development of high density multi-unit residential buildings.



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6640 FRANKSTOWN AVE PITTSBURGH, PA 15206









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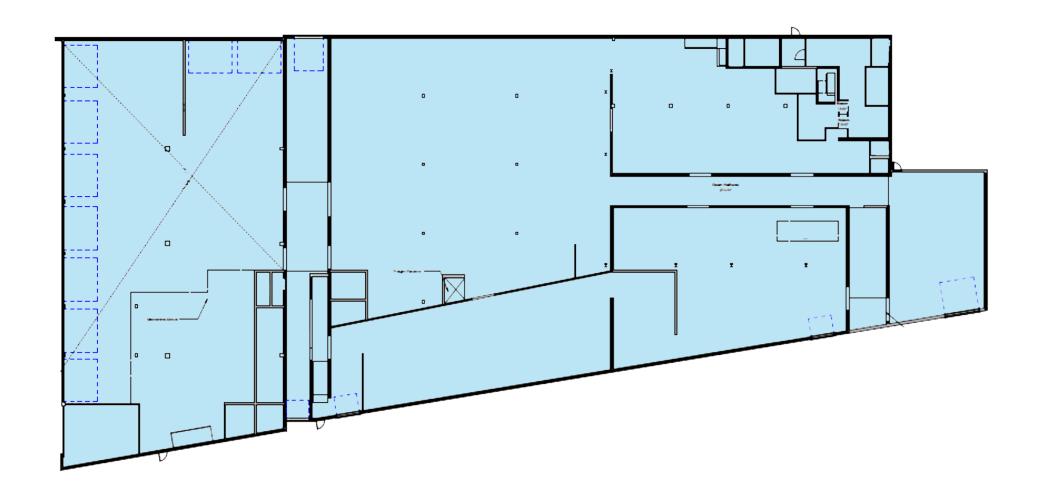




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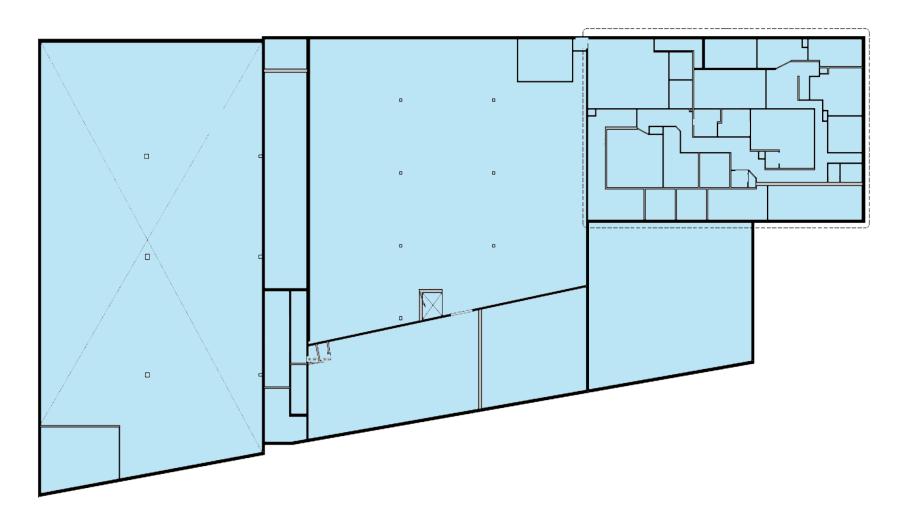


1ST FLOOR BUILDING PLAN



HOWARD WEST

2ND FLOOR BUILDING PLAN



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AERIAL MAP & LOCAL BUSINESSES



HOWARD WEST



LOCATION/DRIVE TIMES

ROUTF 28 I-376 (MONONGAHELA AVE ENTRANCE) **DOWNTOWN PITTSBURGH** PIT INTERNATIONAL AIRPORT $3.0 \text{ mi.} / \pm 9 \text{ min.}$ 3.1 mi. / ±10 min. 7.4 mi. / ±18 min. 24.5 mi. / ±35 min. Springdale Sewickley (28) **219** 79 51 Glen Osborne Glenshaw 8 West View Oakmont (65) Fox Chape Carnot-Moon Emsworth 19 Ben Avon 279 **PITTSBURGH** Etna INT'L AIRPORT Avalon Sharpsburg Aspinwall NEW TEX Bellevue 79 (28) (28) 65 RIGHTON PERRYMORTH STANTON HEIGHTS HIGHLAND PARK REGENCY PARK Millvale ALCOMA **51** 376 UNIVERSAL 376 AWRENCEVILLE (19 76 McKees Rocks (28) EAST LIB BLOOMFIELD HOMEWOOD SHERADEN Enlow 376 CHURCHILL 65 279 mperial **60**) 60 GARDEN CITY 8 SQUIRREL HILL NORTH 376 Wilkinsburg Pittsburgh 376 376 $\langle 30 \rangle$ 79 60 Churchill Crafton 225 376 (30) Rosslyn Farms Swissvale 376 Monroeville 376 Forest Hills Carnegie **(19**) Homestead Turtle Creek Braddock (51) Pitcairn North Rennerdale 79 Dormont BROOKLIN Oakdale Braddock Wall Munhall 30 Noblestown Wilmerding Trafford Sturgeon Brentwood 4 79 Duquesne 30 McDonald LINCOLN PLACE Castle 219⁹ West Mifflin Shannon **(576)** Whitehal

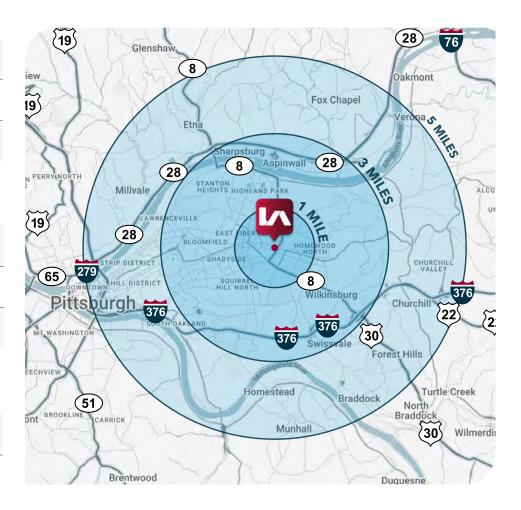
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DEMOGRAPHICS

HOUSEHOLDS	1 mi	3 mi	5 mi
2020 HOUSEHOLDS	10,956	81,681	149,226
2024 HOUSEHOLDS	11,636	82,026	151,956
2029 HOUSEHOLD PROJECTION	11,606	80,941	150,309
POPULATION	1 mi	3 mi	5 mi
2020 POPULATION	22,580	173,604	317,059
2024 POPULATION	24,254	176,653	325,236
2029 POPULATION PROJECTION	24,235	174,624	321,919
INCOME	1 mi	3 mi	5 mi
AVG.HOUSEHOLD INCOME	\$88,421	\$87,765	\$83,821
MEDIAN HOUSEHOLD INCOME	\$56,593	\$57,075	\$56,065



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