



6640

FRANKSTOWN AVE

PITTSBURGH, PA 15206

FOR SALE OR LEASE

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

HOWARD WEST

hwest@lee-associates.com

C 412.528.1301

Lee & Associates of Western Pennsylvania LLC | 11 Stanwix Street, Suite 2250 | Pittsburgh, PA 15222 | 412.339.2424 | lee-westernpa.com

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PROPERTY SPECIFICATIONS

Building Size	<ul style="list-style-type: none">67,449 SF (> 91% warehouse space)1st Floor: 37,500 SF2nd Floor: 24,000 SFRear: 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	<ul style="list-style-type: none">10 Dock Doors5 Drive-In Doors
Location	<ul style="list-style-type: none">Convenient access to Route 8, 3.1 miles to I-376, 3.2 miles to Route 28Two (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;
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.



ZONING KEY

- Urban Industrial
- Local Neighborhood Commercial

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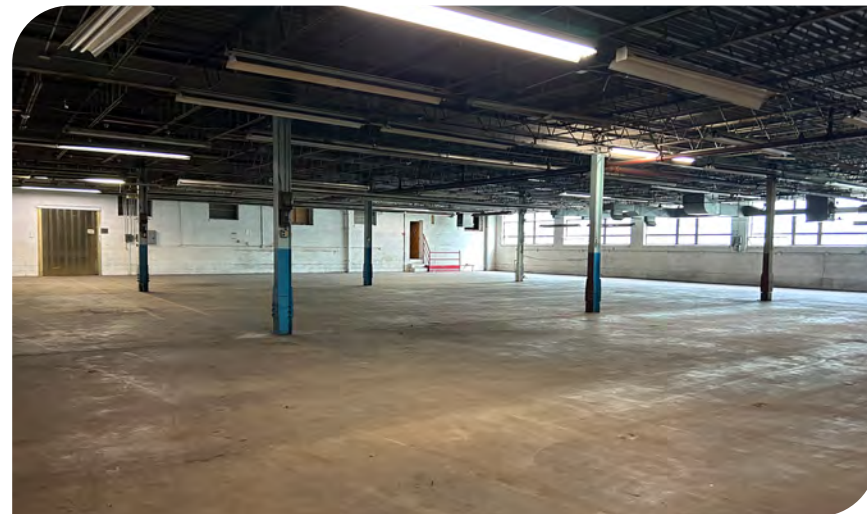
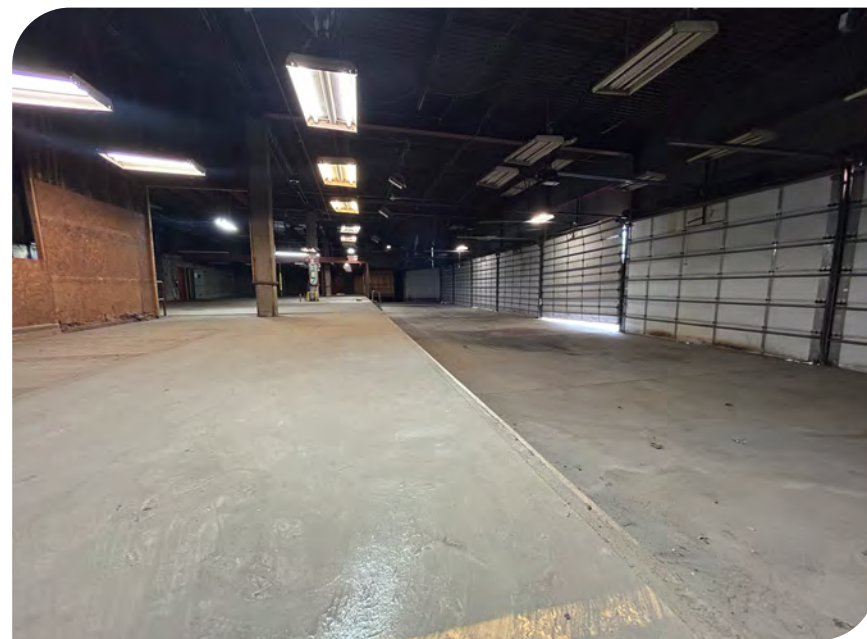
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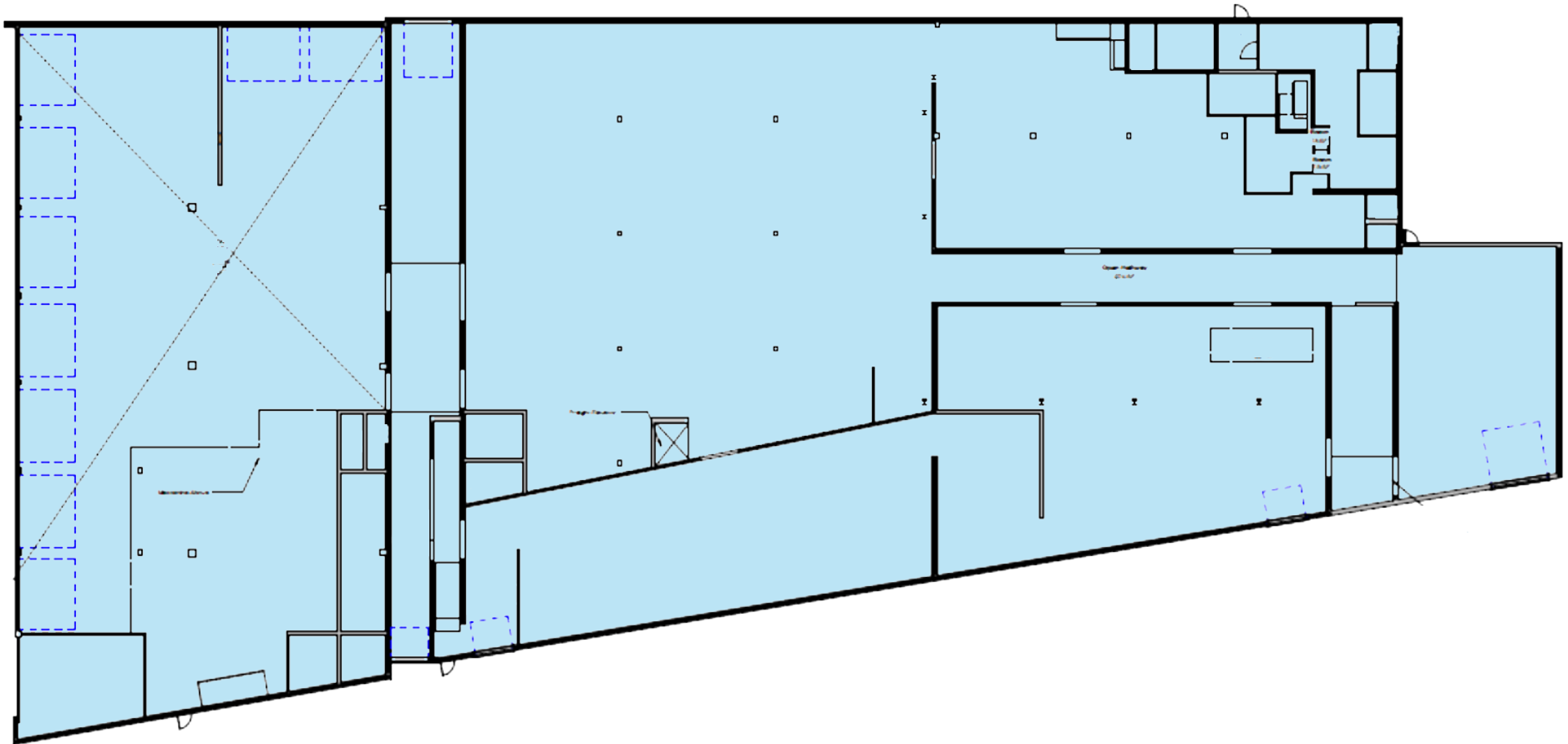
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1ST FLOOR BUILDING PLAN



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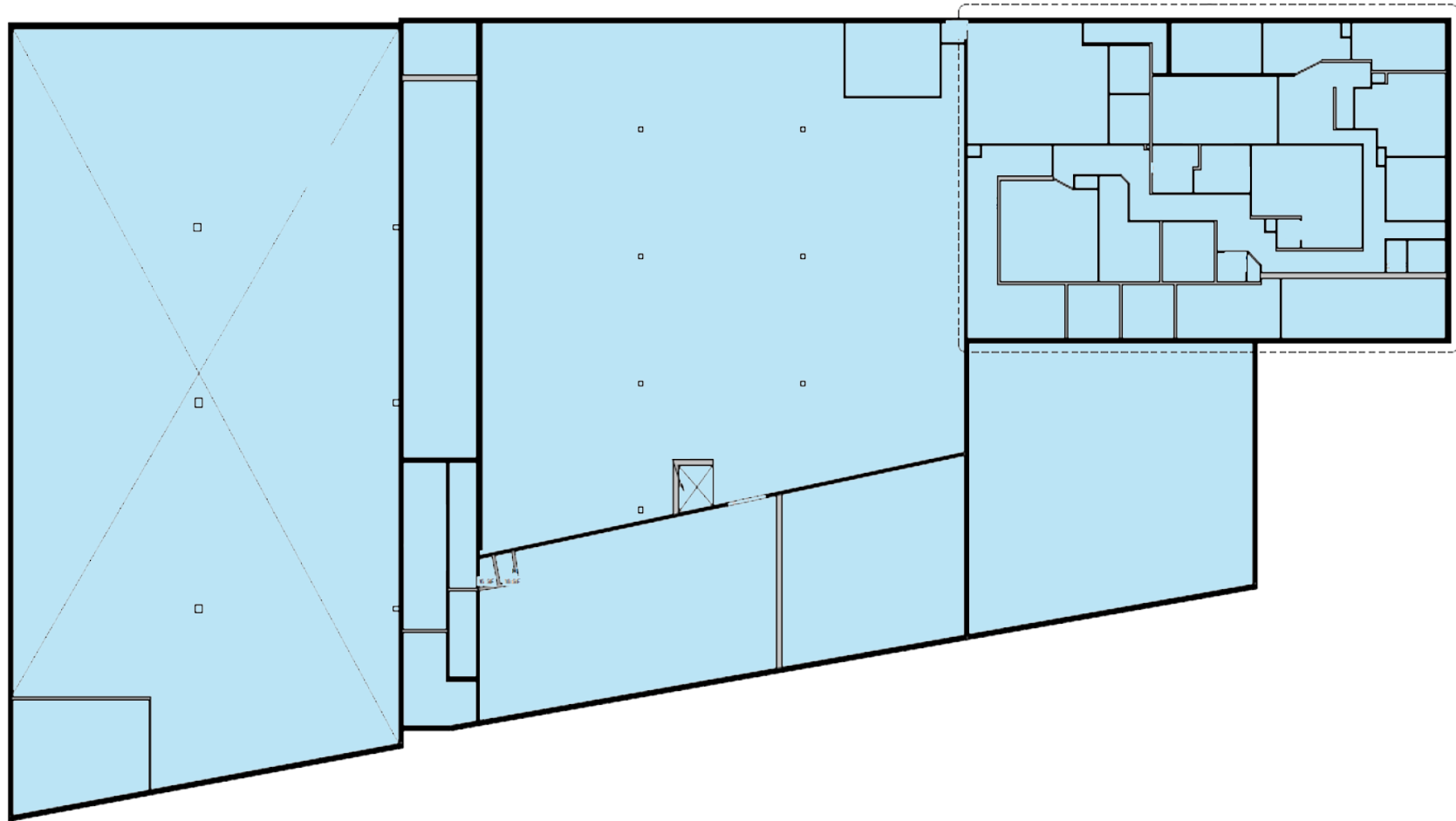
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2ND FLOOR BUILDING PLAN



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AERIAL MAP & LOCAL BUSINESSES



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LOCATION/DRIVE TIMES

PIT INTERNATIONAL AIRPORT
24.5 mi. / ±35 min.



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DEMOGRAPHICS

HOUSEHOLDS

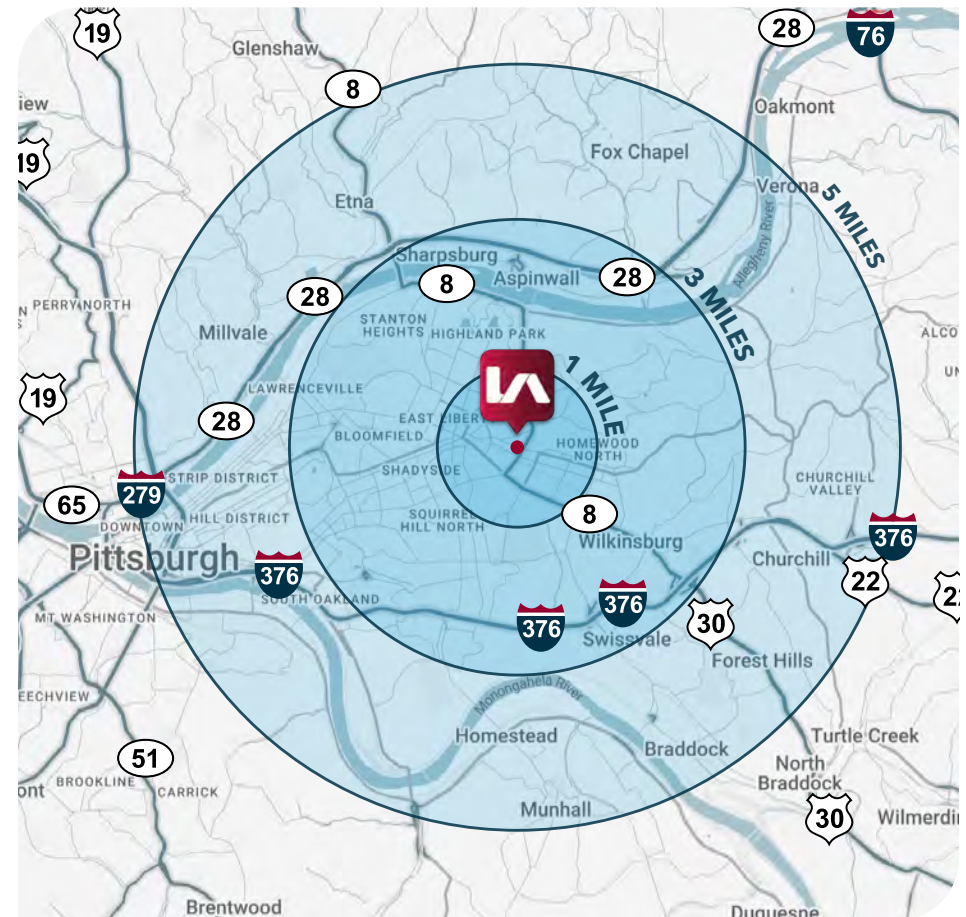
	1 mi	3 mi	5 mi
2020 HOUSEHOLDS	10,956	81,681	149,226
2024 HOUSEHOLDS	11,636	82,026	151,956
2029 HOUSEHOLD PROJECTION	11,606	80,941	150,309

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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