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21,000 SF Flex/Light Industrial FOR LEASE

Chartiers Valley Shopping Center
1025 Washington Pike, Bridgville PA 15017

SUBDIVIDABLE OPPORTUNITY.
DIRECT ROUTE 50 ACCESS.
DOZENS OF ONSITE AMENITIES.
MINUTES FROM I-79.



Check out our listing.



Click here to view site plan and availabilities.



LOOKING FOR FLEX SPACE AROUND PITTSBURGH?

We've got it.

Buildout-ready shell space. Take the entire 21,000 sq. ft. or choose from a range of subdivision options. We're ready to accommodate whatever your suits your business best.

NEED SOMETHING NEW?

WE HAVE BUILD-TO-SUIT OPTIONS OVER HERE.

Colliers

Property Features

TOTAL AVAILABLE SF: 21,000 SF

SUBDIVISION OPTIONS AVAILABLE

CLEAR HEIGHT: ±18'11" TO BEAM

PRE-SLOTTED FOR MULTIPLE DRIVE-INS

DOCK ACCESS

SPRINKLER SYSTEM: WET

LARGE SOLAR POWER COMPONENT

FULLY CONDITIONED SPACE

21,000 SF

View floor plan on the next page.



Co-tenants in this building include:

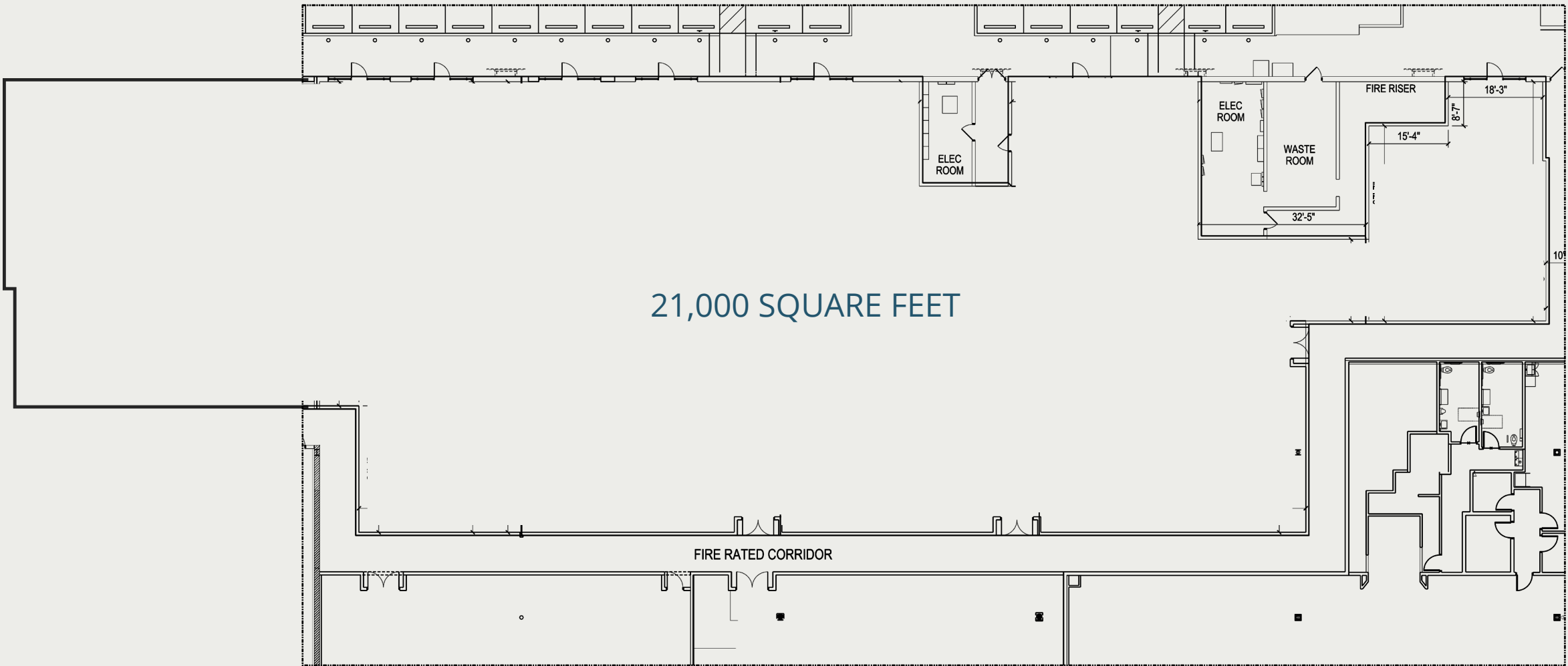
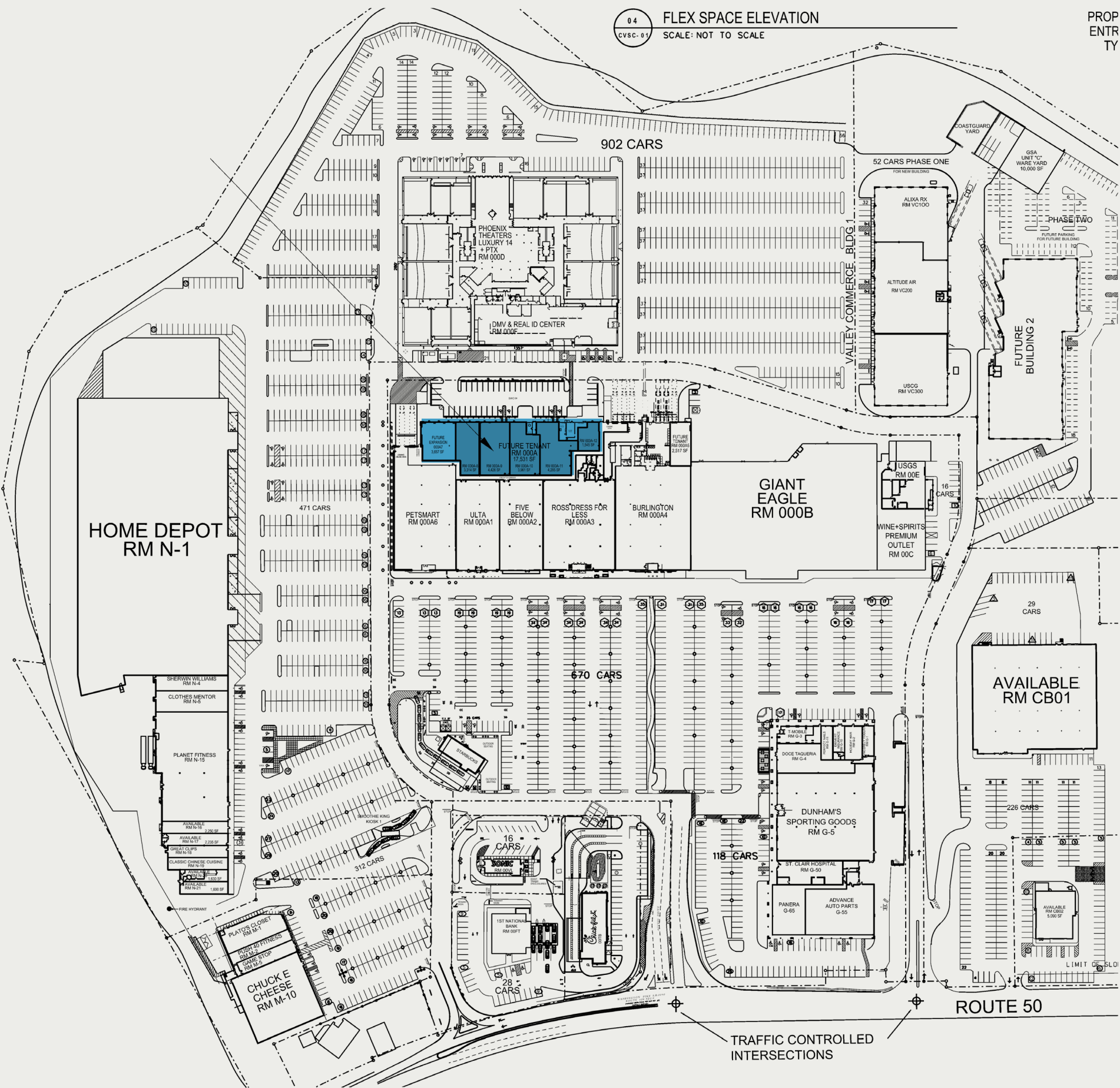




Site & Building Plan



Contact our listing agents for more details on property specs.



Availability positioned in the center of Chartiers Valley Shopping Center:

surrounded by free onsite parking and ample room for truck maneuverability, offering a range of flexible subdivision options ready to be built out according to your needs!



Chartiers Valley Shopping Center

Located 25 minutes south of Downtown Pittsburgh, this centrally located retail destination draws millions of annual visitors with a variety of national anchor tenants. Surrounded by densely populated neighborhoods and offering near-immediate proximity to prominent thoroughways, this site provides users with excellent logistical and consumer access.

ANNUAL VISITORS

 **4.5M+**

5-MILE RADIUS POPULATION

 **167,200**

BUSINESSES WITHIN 5 MILES

 **6,910**

RT. 50 DAILY THRU TRAFFIC

 **28,000**

ONSITE BUSINESSES

 **33**

Onsite amenities and services:



 Over 1,000 onsite surface parking spaces.

Reduce commute
and logistics stress.

**At the Valley
Commerce Center,
you'll be within a
20-minute drive of
multiple landmark
destinations.**

LOCAL DRIVETIMES

Route 50 Access: 1 minute

I-79 Access: 3 minutes

Downtown Bridgeville: 5 minutes

Carnegie: 10 minutes

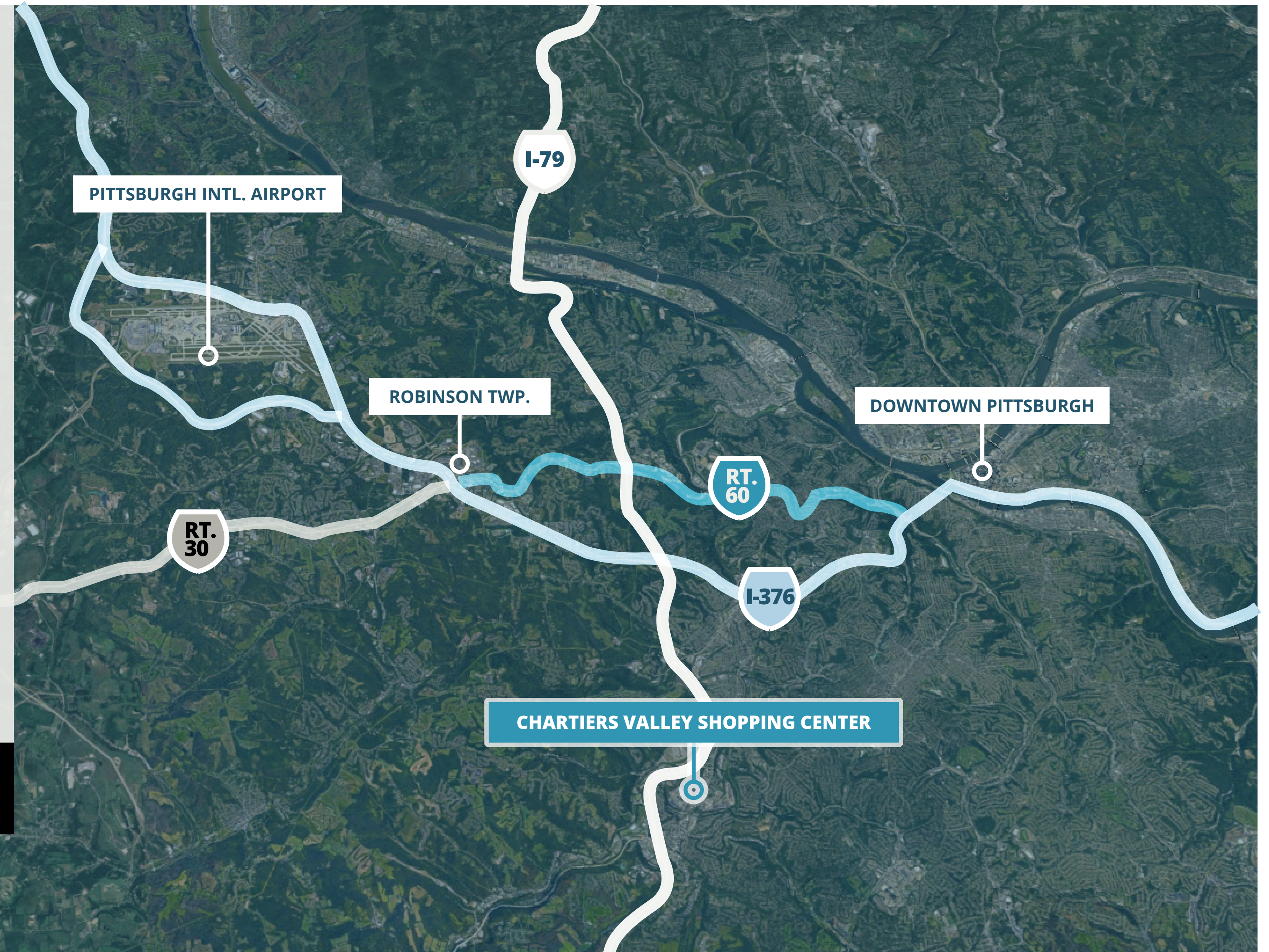
Downtown Pittsburgh: 16 minutes

Southpointe Business Park: 15 minutes

Pittsburgh Intl. Airport: 22 minutes



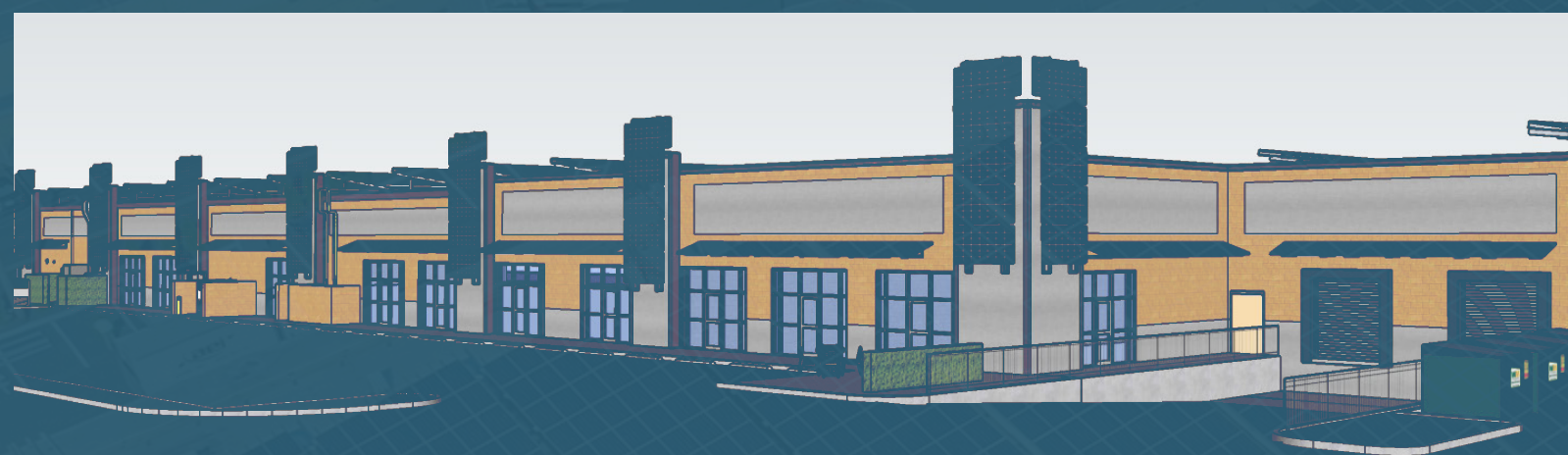
**Click here to view property
location on Google Maps.**





Accelerating success.

Want to know more about our firm, services, and availabilities? Head to colliers.com/pittsburgh.



Questions?

Get in touch with our listing team for additional details on pricing, property specs, or to schedule a tour!

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Looking for a more customizable opportunity?
Check out our onsite **build-to-suit** availability.

