

CENTRALLY LOCATED CLASS A FLEX/WAREHOUSE SPACE

WEST PITTSBURGH BUSINESS PARK

AVAILABLE

519 NAPOR BOULEVARD, PITTSBURGH PA 15205

FOR LEASE

12,009 SF

BUILDING 519

AVAILABLE SF: +/- 12,009
OFFICE SF: 3,142

SAMPSON · MORRIS GROUP



PROPERTY FEATURES

- 24' Clear ceiling height
- Existing drive-in (12'x14')
- 1 Existing dock (up to 4 available)
- ESFR Sprinkler System
- Office build-to-suit opportunity
- End bay provides substantial natural light

SITE INFORMATION

- Zoned Urban Industrial
- Substantial parking field on-site



Electric
Duquesne Light



Water
PA American



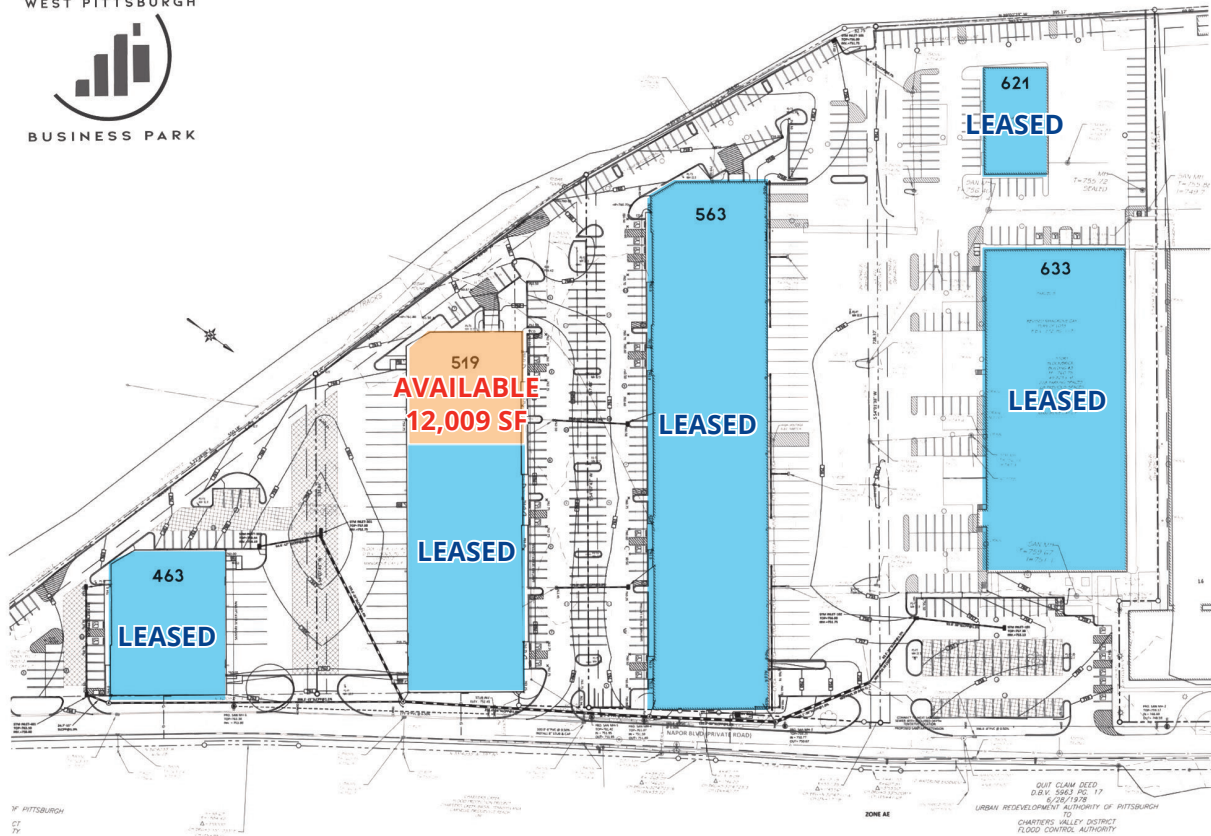
Sewage
Alcosan



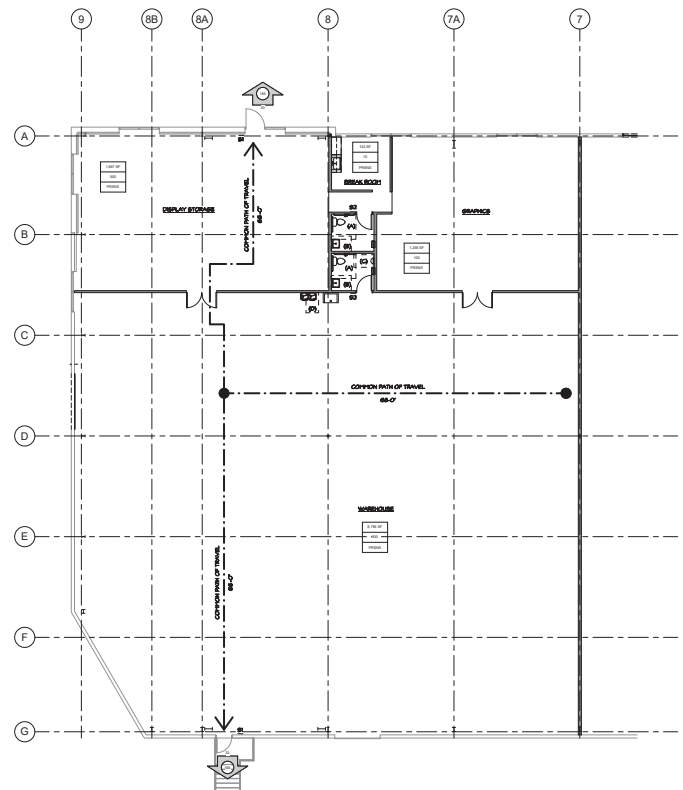
Gas
Peoples

SITE PLAN

12,009 SF of Class A, flex/warehouse space available for lease in **Building 519**.



Available Floor Plan





SITE LOCATION & AMENITIES



Regional Travel Distances

I-79	2.3 Miles 6 Mins
Downtown Pittsburgh	6 Miles 18 Mins
Pittsburgh Intl. Airport	15 Miles 23 Mins
Robinson Town Centre	6.5 Miles 20 Mins

WEST PITTSBURGH BUSINESS PARK: SURROUNDING AMENITIES





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Our mission

Maximize the potential of property and real assets to accelerate the success of our clients, our investors and our people.



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