



2260-2270 ROSWELL  
PITTSBURGH, PA 15205



**30,000 SF | Dock High Flex Space**

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# PROPERTY SPECIFICATIONS



## Available

30,000 SF



## Delivery Date

Ready for tenant fit out



## Adaptable

Industrial, flex, and R&D users



## Dividable

Down to 15,000 SF



## Parking Ratio

2 per 1000



**2270 Roswell**

## Specifications

	<b>2270 ROSWELL</b>	<b>2260 ROSWELL</b>
Total Building SF	45,939 SF	26,353 SF
Available SF	± 15,000 - 30,000 SF	0 SF
Clear Height	26' - 32' clear height	18' clear height
Availble Office SF	Office built to suit	Office built to suit
Dock Doors	Up to 6 dock high doors possible	Up to 5 dock high doors possible
Drive-ins	Drive-in doors possible	Drive-in doors possible



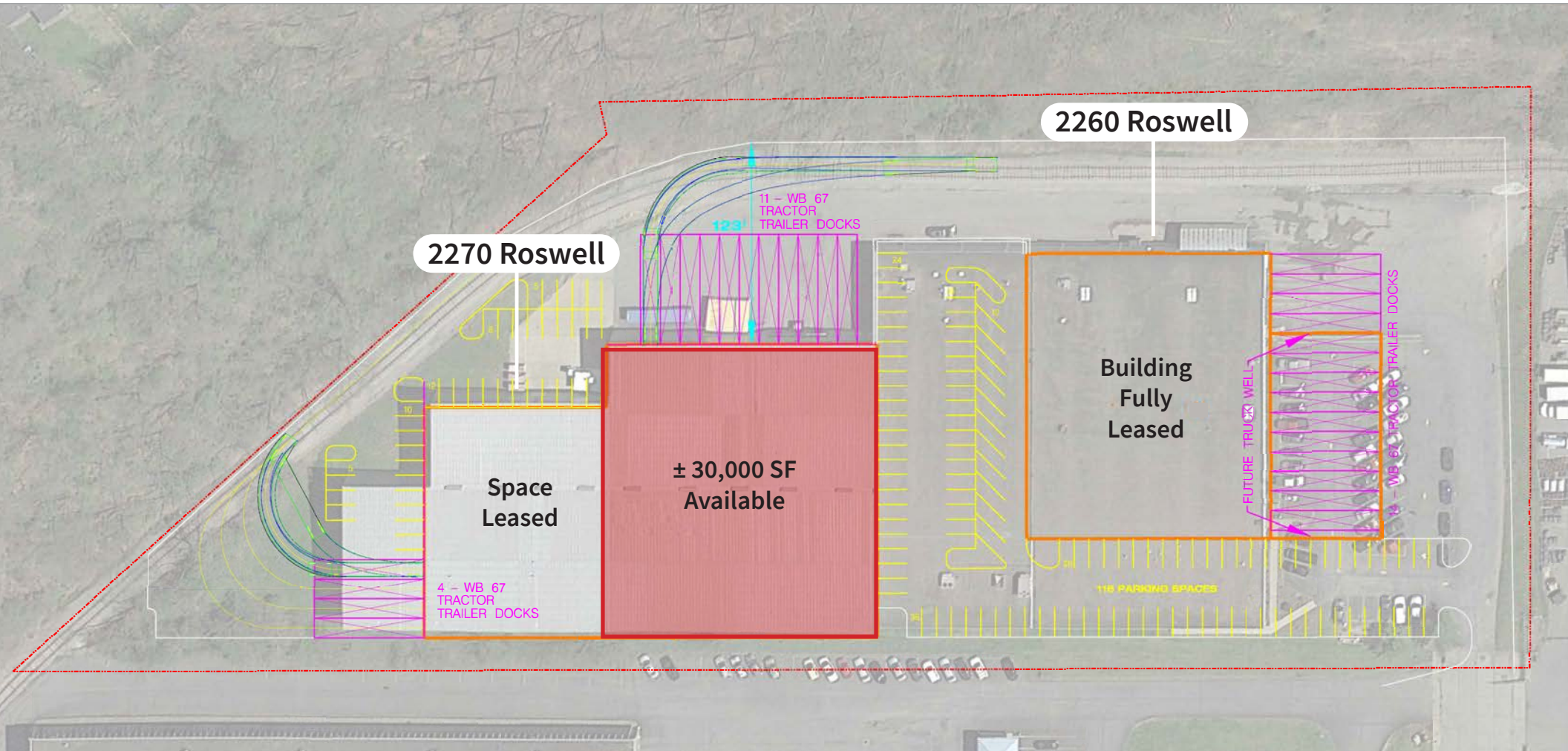
**2260 Roswell**

**FULLY LEASED**

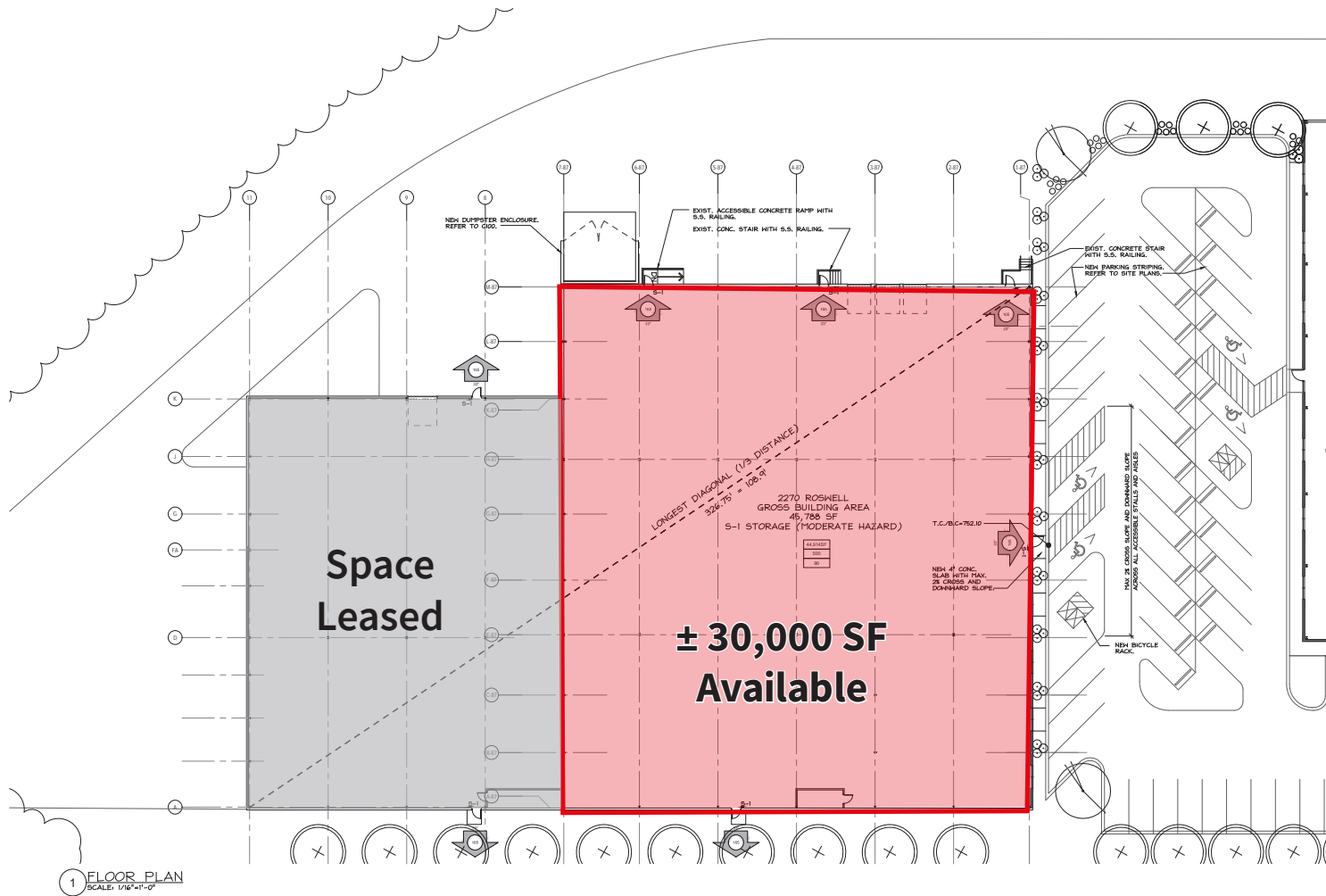
# PHOTOS



# SITE PLAN



# FLOOR PLAN - 2270 ROSWELL



# LOCATION FEATURES



Demographics	
Population	6,050
Population projection (2021 - MAG)	6,120
Median age (2016)	42.8
Workforce (30-mile radius)	1,199,058

Location	
Distance to I-79	1.6 mi
Distance to I-376	4.5 mi
Distance to Pittsburgh CBD	8.5 mi
Distance to airport	12.6 mi
Distance to Erie, PA	128 mi
Distance to Harrisburg, PA	212 mi
Distance to Columbus, OH	182 mi
Distance to Morgantown, WV	73 mi.



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