

HIGHLY FLEXIBLE TECH/FLEX SPACE

 PARKING  POWER  DOCKS



173 INDUSTRY DRIVE, PITTSBURGH PA 15275

PROPERTY FEATURES

- All new mechanical systems installed
- 21' +/- clear ceiling height
- 30' column spacing
- Dock high access / drive-in potential
- Rentable square footage = usable SF

Class A, Newly Renovated, Flex/Tech Building

located in business park with numerous hotels, restaurants and retailers in close proximity.



6.8 ACRES
staging area
& parking space



TECH-FOCUSED
customizable
space



EXISTING
back-up
generator

FOR LEASE

55,025 SF SUBDIVDABLE

1st Floor: 45,000 SF

2nd Floor: 10,000 SF

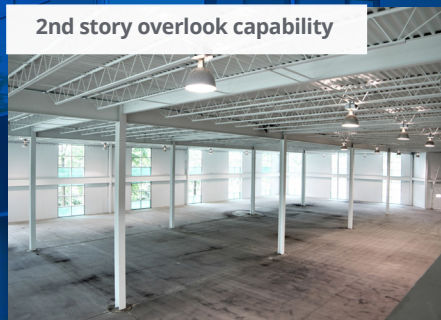
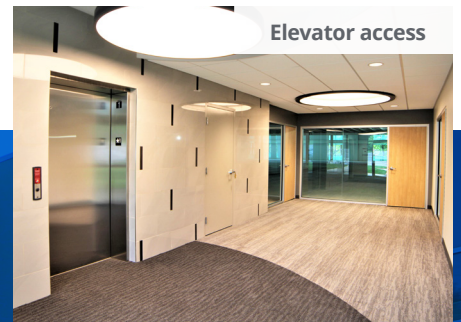
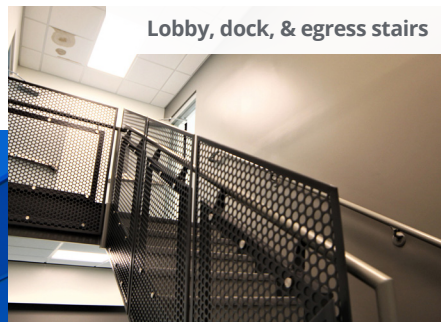
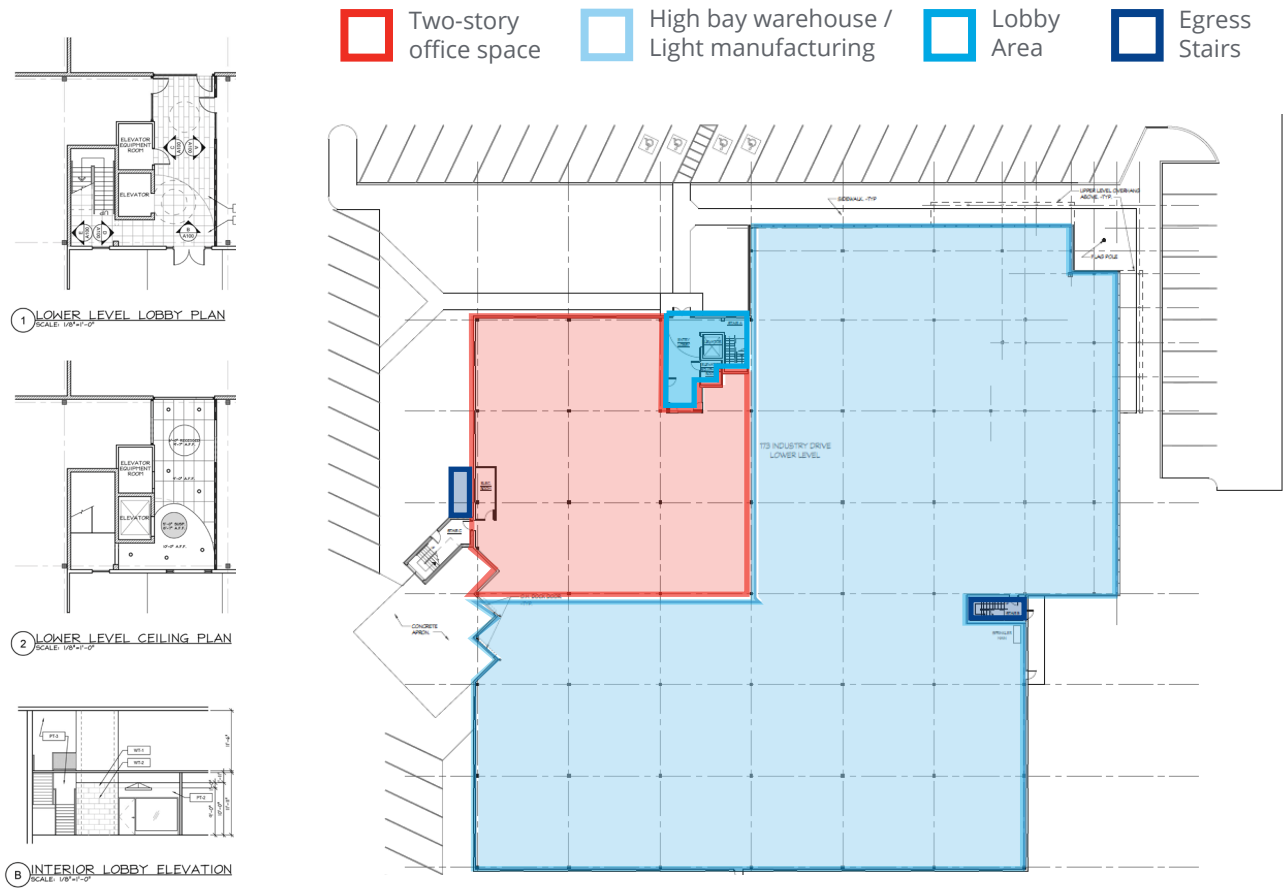
OPPORTUNITY TO OVERLOOK 1ST FLOOR

SAMPSON · MORRIS GROUP

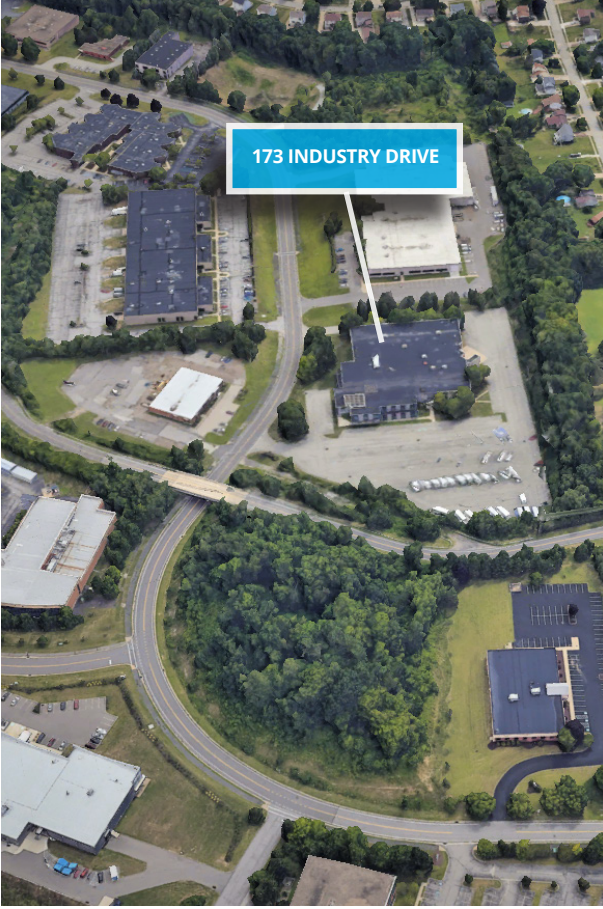
Colliers

FLOOR PLAN

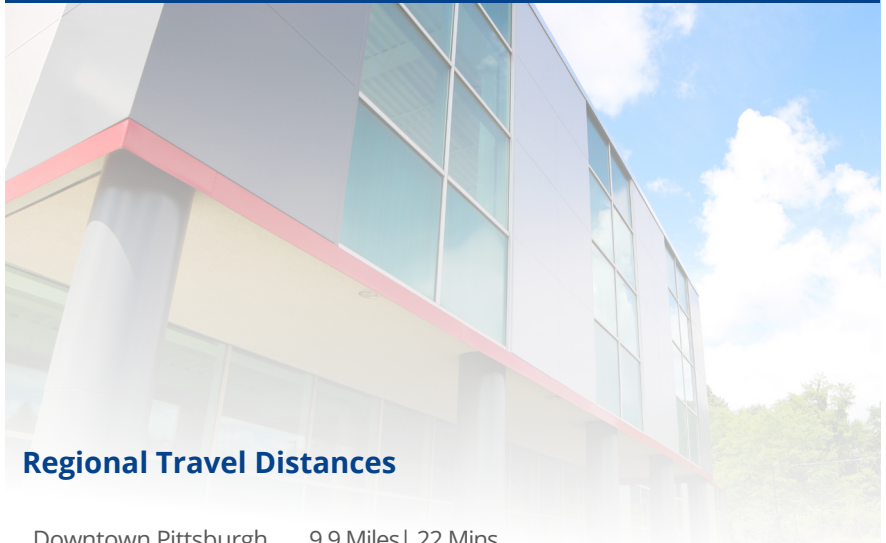
173 Industry Drive was renovated in 2019 to provide tech-focused, industrial/flex space that caters to a wide variety of different uses in a business park setting.



SITE LOCATION



173 INDUSTRY DRIVE



Regional Travel Distances

Downtown Pittsburgh 9.9 Miles | 22 Mins

Pittsburgh Intl. Airport 10 Miles | 21 Mins

Robinson Town Centre 3.3 Miles | 12 Mins

CLOSE PROXIMITY TO PITTSBURGH INTL. AIRPORT & NUMEROUS AMENITIES



PITTSBURGH INTERNATIONAL AIRPORT
Pittsburgh Intl. Airport

SITE LOCATION

COSTCO WHOLESALE
Fairfield
OUTBACK STEAKHOUSE
TJ-maxx
macy's
petco
ALDI
IHOP RESTAURANTS
TACO BELL
Hilton Garden Inn

DICK'S SPORTING GOODS
SUBWAY
Bank of America
JCPenney
MARSHALLS
Chick-fil-ck
Olive Garden
DOLLAR TREE
LONGHORN STEAKHOUSE
STARBUCKS
KFC
Red Roof
CVS
TACO BELL
Wendy's
McDonald's
Sheetz Gasoline

BEST BUY
Chick-fil-ck
DUNKIN' DONUTS
TARGET
sam's club
Huntington
Walmart
HomeGoods
PETSMART
BUFFALO WILD WINGS
IKEA
PNC
LOWE'S

HOBBY LOBBY
KOHL'S
OLD NAVY
bp
five BELOW
BARNES & NOBLE BOOKSELLERS
FIVE GUYS
Jackson Hewitt
Applebee's
HYATT PLACE
LA Z BOY
STAPLES

Hampton
FIRST WATCH THE DAYTIME CAFE
ROSS DRESSES FOR LESS
Sheetz Gasoline
LAIFITNESS
Guitar Center
Hyatt Express
Panera
Arby's



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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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