

FOR LEASE - NOW UNDER NEW OWNERSHIP

UP TO 11,225± SF AVAILABLE

1000

CALIFORNIA AVE

PITTSBURGH, PA 15212



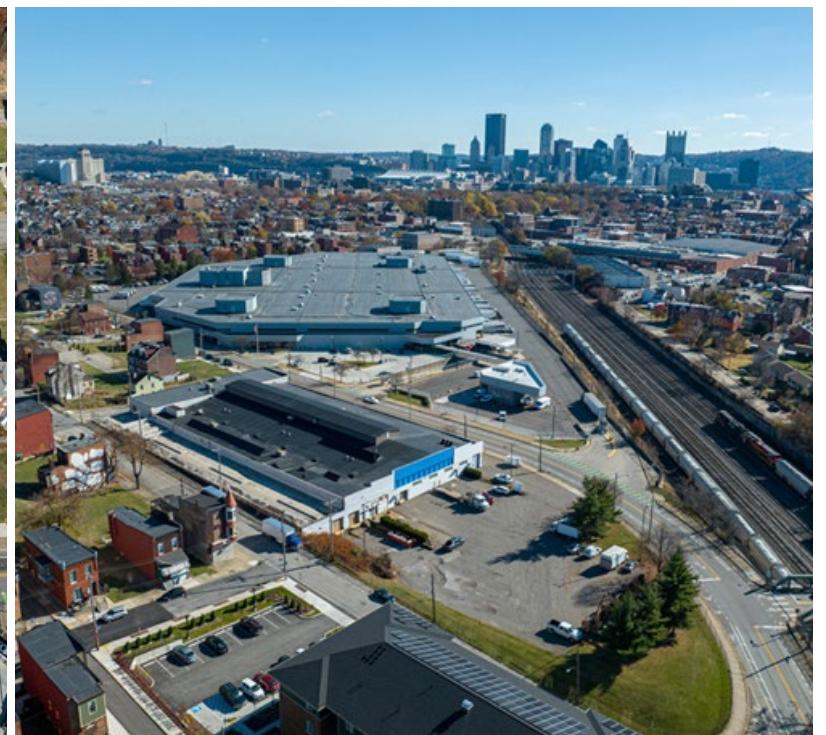
CONTACT

**HOWARD WEST**  
hwest@lee-associates.com  
412.284.1650

**AMY BROADHURST, SIOR, CCIM**  
abroadhurst@lee-associates.com  
412.339.1961

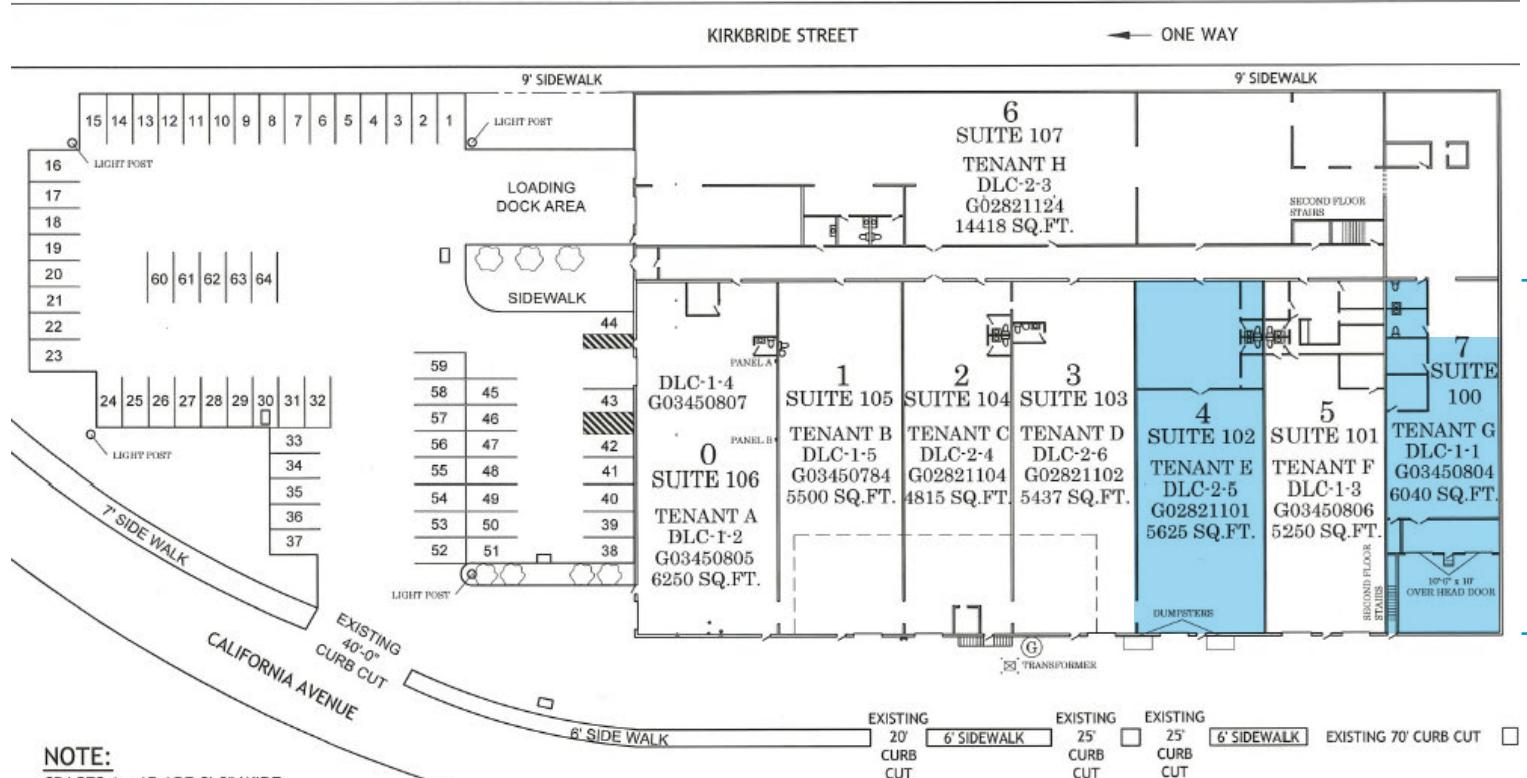
**CAROLINE MUSE**  
cmuse@lee-associates.com  
412.339.1962

FOR LEASE UNDER NEW OWNERSHIP | UP TO 11,225± SF INDUSTRIAL SPACE

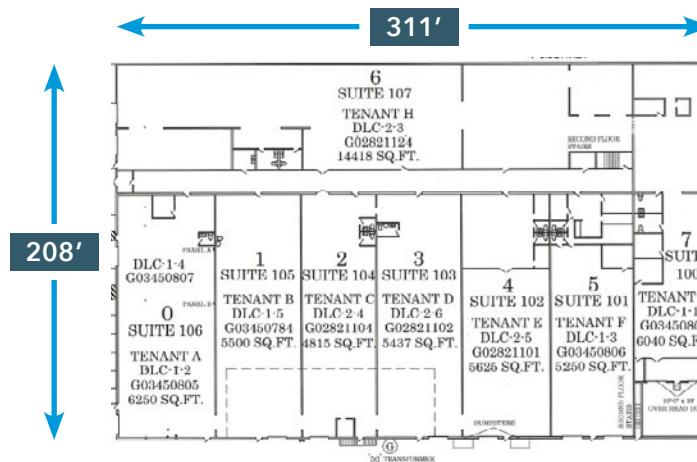


## PROPERTY SPECS

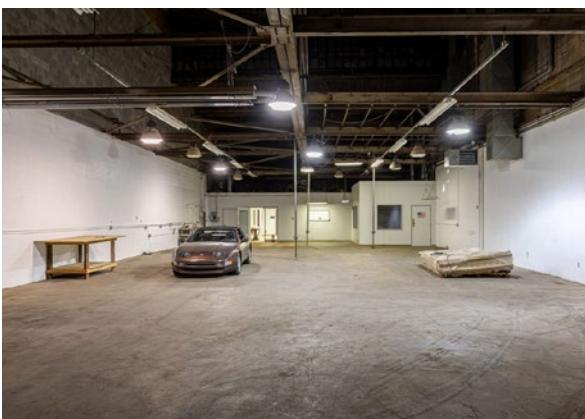
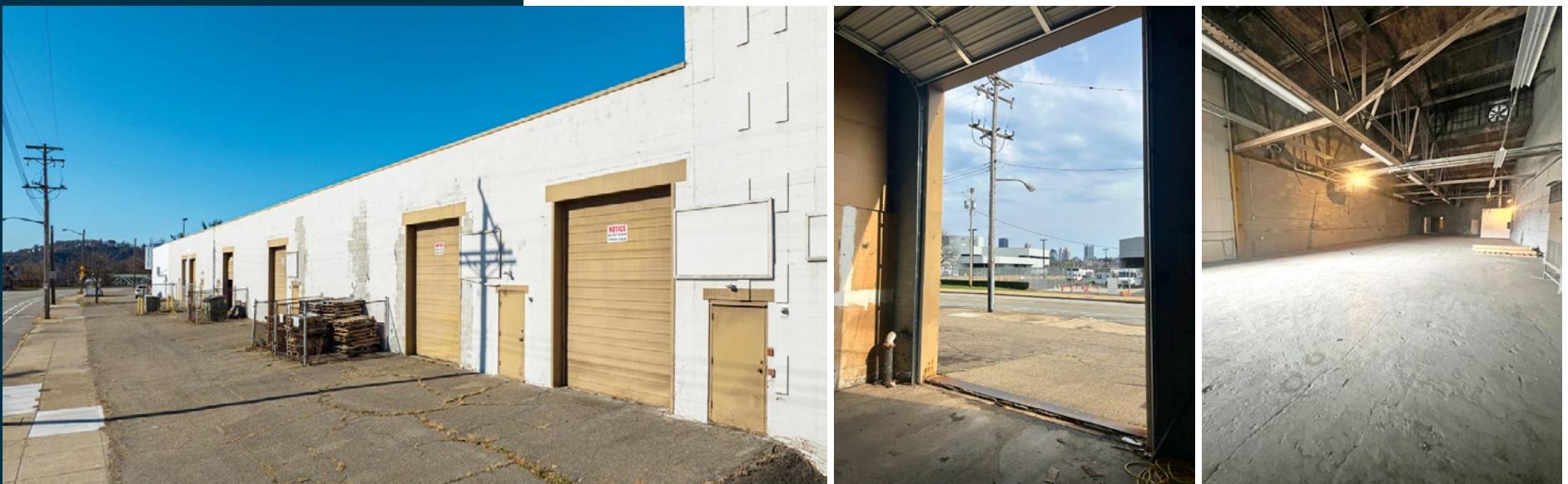
<b>TOTAL BUILDING SIZE:</b>	65,413 SF
<b>AVAILABILITY:</b>	Total of 11,225± SF: 5,625± (Bay 4)   5,640± (Bay 7)
<b>LOT SIZE / PARCEL IDs:</b>	2.52 acres / Parcels 22-G-132, 22-G-142
<b>MUNICIPALITY:</b>	City of Pittsburgh
<b>CONSTRUCTION:</b>	Masonry
<b>CLEAR HEIGHTS:</b>	14' (68%); 15' (16%); 18' (16%)
<b>LOADING:</b>	<ul style="list-style-type: none"><li>Two (2) exterior dock-high doors</li><li>Two (2) interior dock-high doors</li><li>Eight (8) drive-in doors</li></ul>
<b>POWER:</b>	2000 amp, 480/277 V electrical service; updated electrical system (2019)
<b>SPRINKLER:</b>	Fully sprinklered
<b>PARKING:</b>	64 surface spaces (1/1,000 SF)
<b>ACCESS:</b>	Direct access to PA-65, I-279, and multiple public transportation routes



## BUILDING PLAN

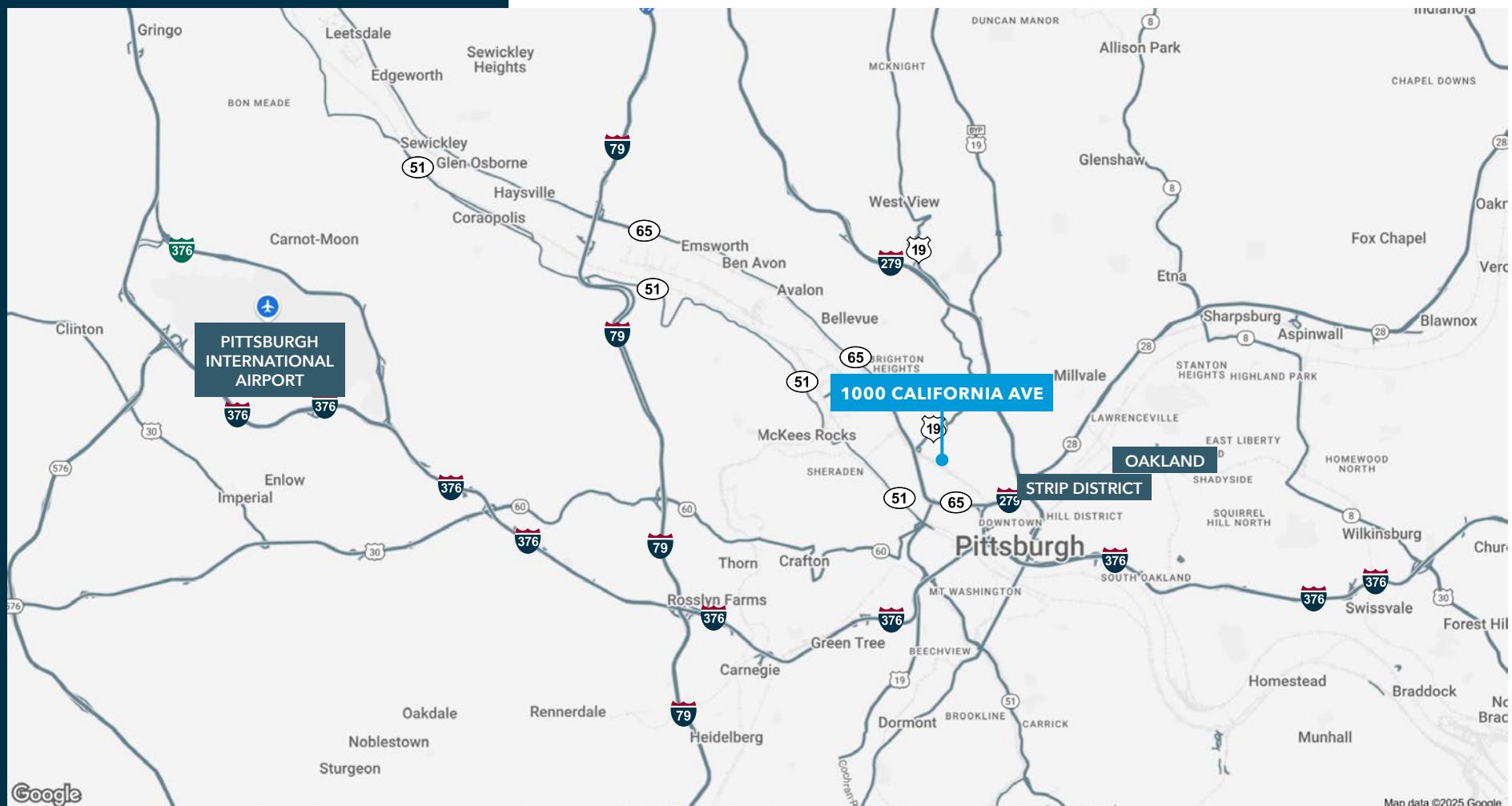


FOR LEASE UNDER NEW OWNERSHIP | UP TO 11,225± SF INDUSTRIAL SPACE

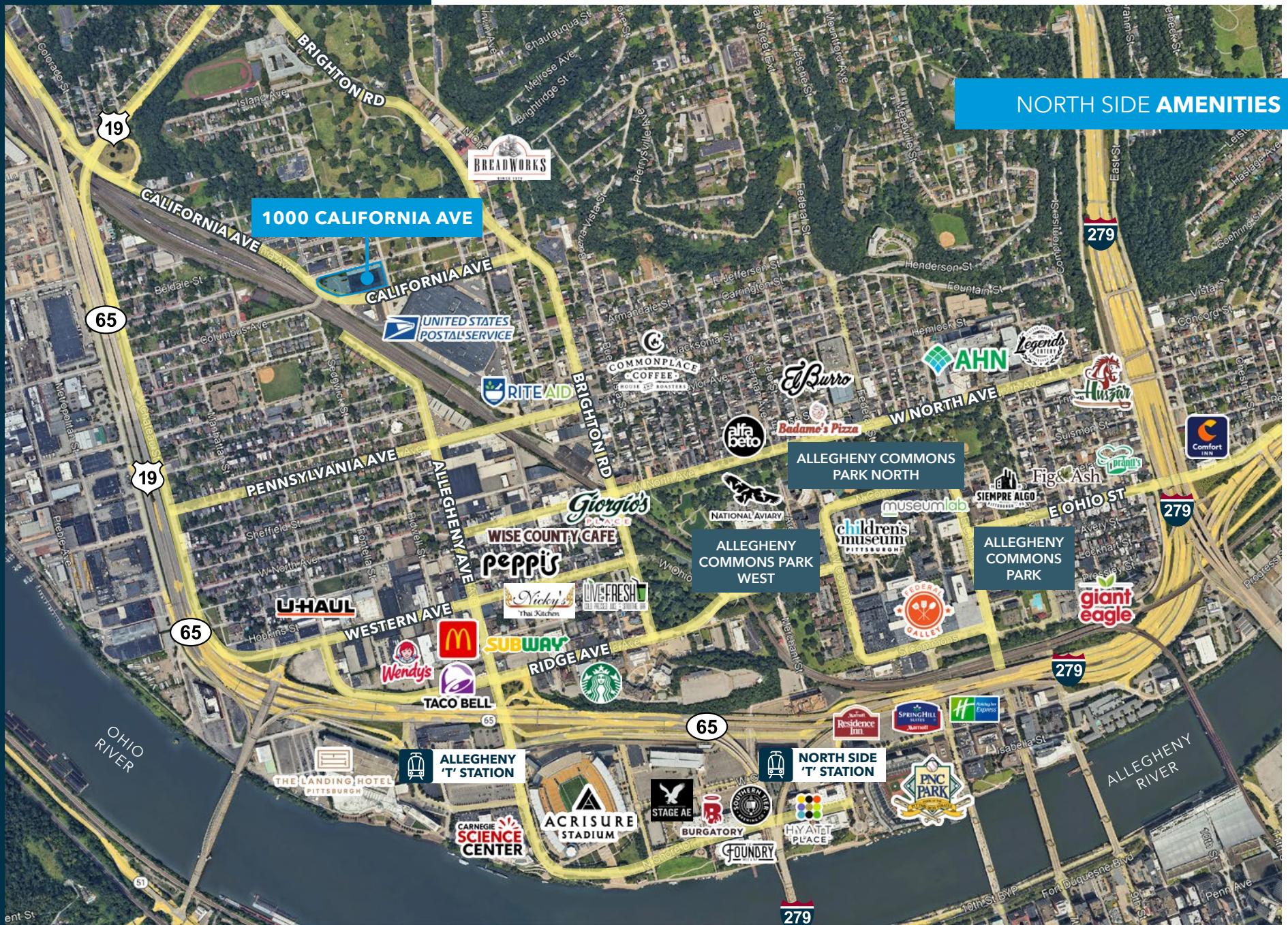


## SPACE HIGHLIGHTS

- Approved for \$1.2 MM renovation
- Suites are divided by partition walls
- Readily converted to open layout
- Bay 4 has office suites with restrooms
- All bays are heated via gas convection and radiant heating systems



## KEY DISTANCES



NORTH SIDE **AMENITIES**

UP TO 11,255± SF AVAILABLE

1000

CALIFORNIA AVE

PITTSBURGH, PA 15212



## CONTACT

### HOWARD WEST

hwest@lee-associates.com  
412.284.1650

### AMY BROADHURST, SIOR, CCIM

abroadhurst@lee-associates.com  
412.339.1961

### CAROLINE MUSE

cmuse@lee-associates.com  
412.339.1962

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

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.