

1881

MAIN STREET

SHARPSBURG
15215



OWNER-OCCUPIED FLEX INDUSTRIAL BUILDING FOR SALE OR LEASE

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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.

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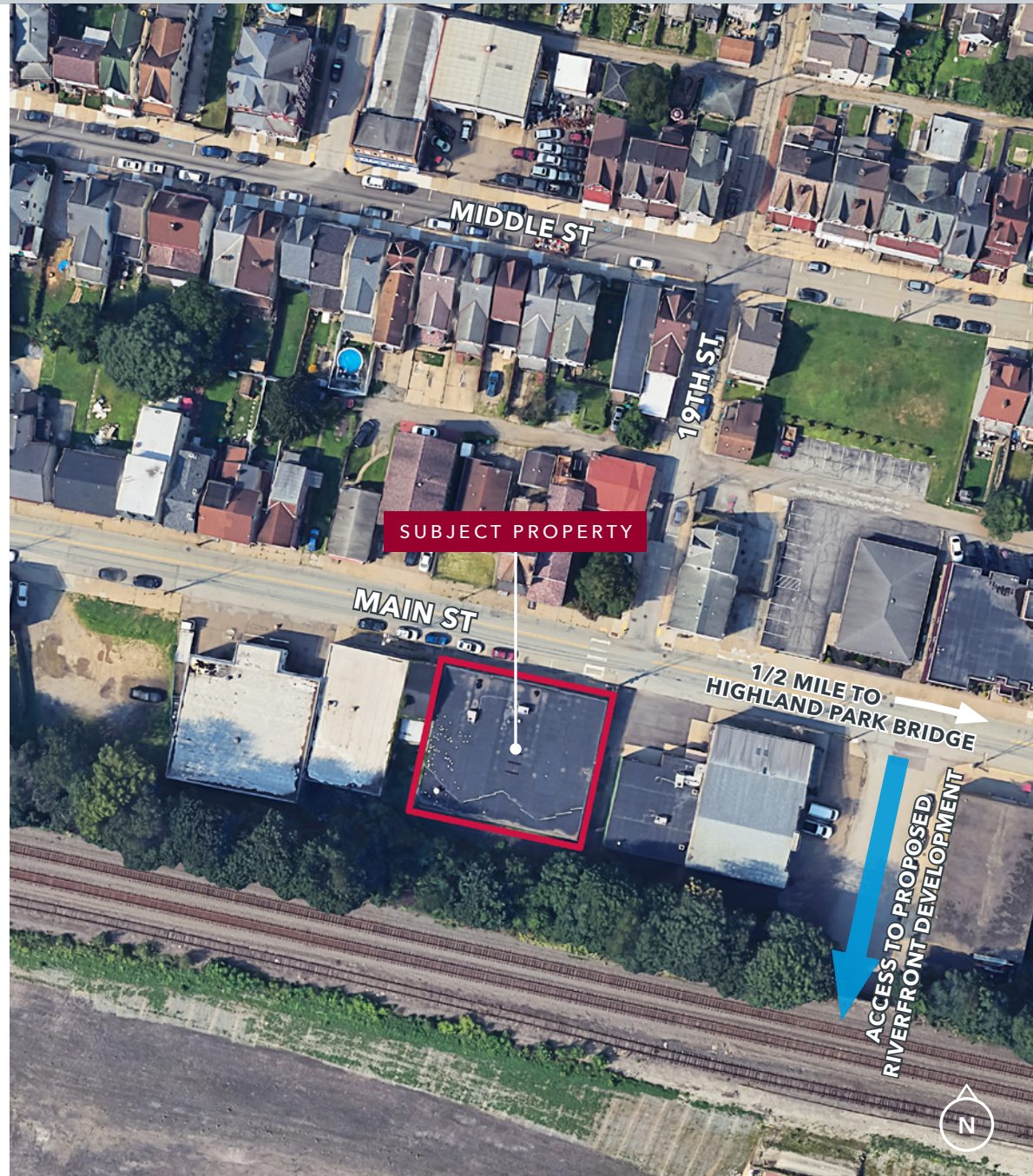
SHARPSBURG

PITTSBURGH, PA 15215

FLEX INDUSTRIAL BUILDING FOR SALE OR LEASE | 5,000± SF SPACE AVAILABLE

PROPERTY DETAILS

- 5,000 SF available for lease:
 - » 3,000± SF flex warehouse space
 - » 2,000± SF modern office space
- Lot Size/Parcel ID: 0.30 acres / 168-S-14
- (1) 10' x 12' drive-in door in warehouse
- 19' clear ceiling height
- Power: 225 amp, 120/240 volt, single-phase, 3 wire
- Secured building entrance
- Located in Sharpsburg, just half a mile from the Highland Park Bridge
- Within walking distance to numerous amenities including shops, restaurants, and groceries
- Direct access to the proposed **Allegheny Shores** mixed-use riverfront development (see page 5 for additional details)



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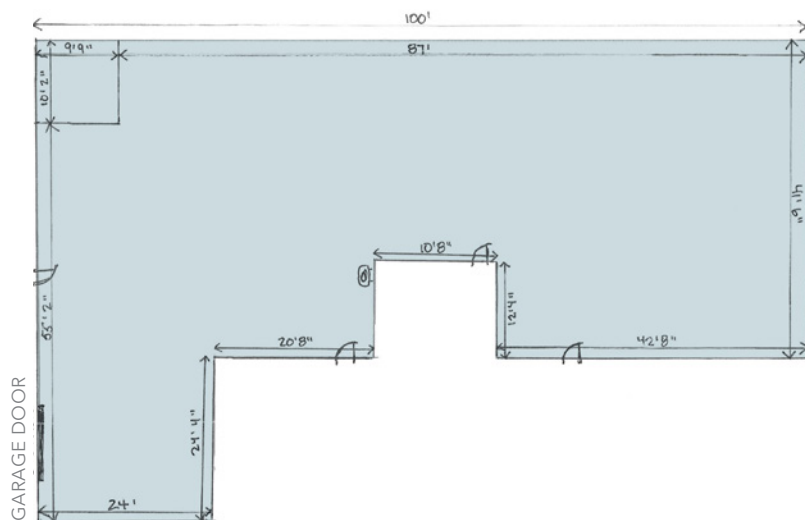
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FLEX INDUSTRIAL BUILDING FOR SALE OR LEASE | 5,000± SF SPACE AVAILABLE

FLEX/WAREHOUSE SPACE

- 3,000± SF available



ACCESS & AREA AMENITIES

SHARPSBURG & ASPINWALL AMENITIES

Food & Drink:

- Dancing Gnome Brewery
- Hitchhiker Brewing
- Love, Katie Distilling
- Redhawk Coffee Roasters
- The Brinery
- Uncorked

Convenience/Grocery:

- Ranucci's Trattoria
- Polska Laska
- Gino Bros Pizza
- Circle K
- Dollar General

Major Aspinwall Amenities:

- Waterworks Mall
- UPMC St. Margaret's Hospital and more

TO DOWNTOWN
PITTSBURGH
6.3 mi / 10± min



28

SHARPSBURG

SUBJECT PROPERTY

MAIN ST

ACCESS

MAIN ST

28

28

ASPINWALL

COMING SOON: ALLEGHENY SHORES DEVELOPMENT

(Estimated Q1 2027 | Direct access from subject property)

50-acre mixed-use development will span 1.5 miles of riverfront and include public park space, bike trails, affordable housing and commercial space

HIGHLAND PARK BRIDGE

TO 8

1 mi / 3± min

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LOCATED JUST 1/2 MILE FROM THE HIGHLAND PARK BRIDGE

KEY DISTANCES

HIGHLAND PARK BRIDGE (ACCESS TO PA-8 & PA-28)	0.5 mi / 1± min
DOWNTOWN PITTSBURGH (VIA PA-28)	6.3 mi / 10± min
PA TURNPIKE (I-76 E/W)	7.8 mi / ±13 min



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