

2809

BANKSVILLE RD.

PITTSBURGH, PA 15216



Located in Banksville Business Ctr.

Accessible via three entry points: Rt. 19, Potomac Ave., & Bellingham Ave.



Staging area immediately accessible via dock door.

Concrete flooring and exposed ceiling.

±2,000 square feet of warehouse space connected directly to the building's breakroom and open office area.



Ample parking in front and rear of property.

Over ten surface vehicle spaces available.

Free onsite parking available to tenants on either side of the building, with an ADA-designated space and dock door access in front.



Naturally lit and fully furnished office spaces.

Cubicles, desks, tables and chairs in-place.

This building's open office area is outfitted with floor-to-ceiling windows, carpeted floors, recessed lighting, and basic furniture.

5,100 SQUARE FEET OF FLEX SPACE LOCATED MINUTES FROM RT. 19 AND I-376.

Offering exceptional proximity to multiple submarkets: positioned between Downtown Pittsburgh, Green Tree, and Mt. Lebanon!

This 5,100-square-foot opportunity offers users ±2,000 square feet of warehouse, ample open office area, multiple private office spaces, two conference rooms, a break area, and in-suite restrooms.

PROPERTY HIGHLIGHTS:

- Single-story building
- Fully conditioned throughout
- Clear height: 10' - 11'9"
- One dock door
- 10+ surface parking spaces
- Renovated in 2000
- Commercial zoning
- Drop ceilings and carpeted flooring



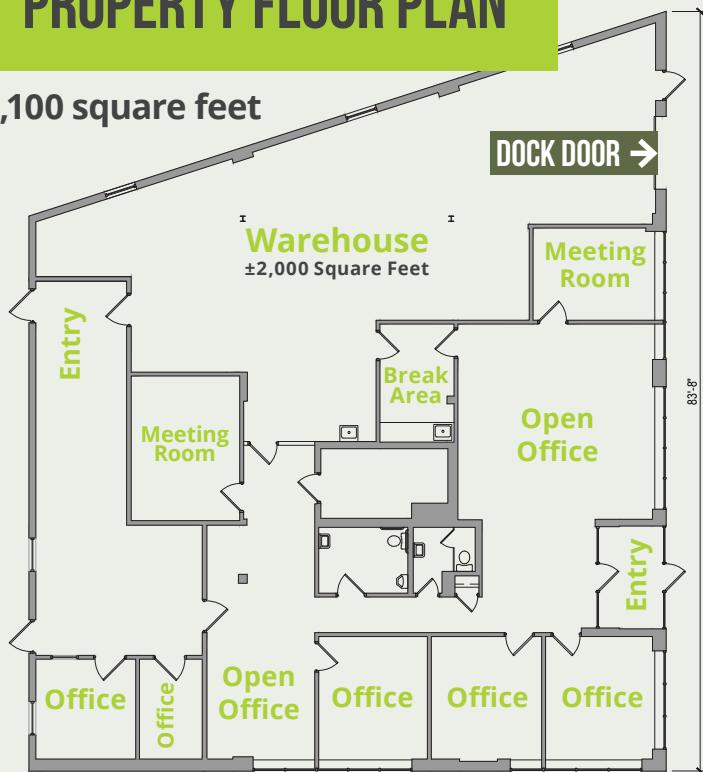
DOCK DOOR ACCESS IN FRONT OF BUILDING.



 **CLICK HERE TO WATCH A VIRTUAL PROPERTY TOUR!**

PROPERTY FLOOR PLAN

5,100 square feet



DOCK DOOR →

Warehouse
±2,000 Square Feet

Meeting Room

83'-8"

Meeting Room

Open Office

83'-8"

Entry

Entry

Office

Open Office

Office

Office

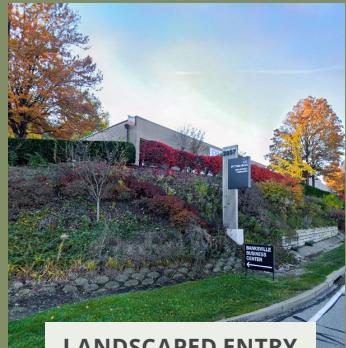
Office

Office

2805-2895 Banksburg Rd.,
Pittsburgh PA 15216

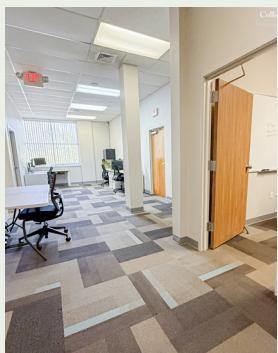
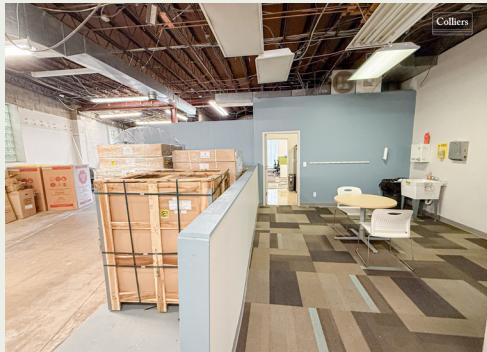
BANKSVILLE CORP. BUSINESS CENTER

Tenancy at this professional park offers high visibility, professional landscaping, individual tenant signage, and tenant monument signage at center entry.



LANDSCAPED ENTRY

ADDITIONAL PROPERTY PHOTOS



TENANT SIGNAGE



ONSITE MAIL SERVICE



CLICK HERE TO VIEW SITE PLAN OF
BANKSVILLE CORPORATE CENTER.

GREAT CONNECTIVITY.

THIS LOCATION OFFERS QUICK ACCESS TO MAJOR HIGHWAYS.

1-MINUTE DRIVETIME TO ROUTE 19 ACCESS. 5-MINUTE DRIVETIME TO I-376.

12-MINUTE DRIVETIME TO I-79. 13-MINUTE DRIVE TO DOWNTOWN PITTSBURGH

I-376 & I-79 EXCHANGE

I-376 & RT. 19 EXCHANGE

ROUTE 19

2809 BANKSVILLE RD.

IMMEDIATE ACCESS
TO ROUTE 19.



Benefit from convenient access to and visibility from 2809 Banksville's immediate proximity to this prominent throughway (26K+ ADT!).

15+ FINE DINING, CAFE, &
FAST CASUAL OPTIONS

WITHIN A 2-MILE RADIUS

Banksville Business Center is surrounded by local restaurants, small businesses, and national chains. Whether you're doing business or visiting as a patron, this property offers 10-minute proximity to dozens of retailers, including:



CLICK HERE TO VIEW PROPERTY LOCATION AND
SURROUNDING HIGHWAY ACCESS & AMENITIES.

READY TO MAKE A BETTER MOVE?

WE'RE READY TO HELP. **CONTACT OUR LISTING TEAM FOR PRICING AND TERMS.**



5,100 square feet of flex.

Ideally located in the South Pittsburgh submarket with key access to prominent highways.

WAREHOUSE SPACE WITH DOCK DOOR. OPEN AND PRIVATE OFFICES. MULTIPLE MEETING AREAS.

Onsite parking available. Direct access to Route 19. Within a 15-minute walk of multiple bus stops and light rail access.



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