

820 WASHINGTON BOULEVARD

PITTSBURGH, PA 15206



FOR SALE

OWNER-USER OPPORTUNITY

41,021 SF | 4.2 AC

INDUSTRIAL/FLEX BUILDING

820 WASHINGTON BLVD

PITTSBURGH, PA 15206

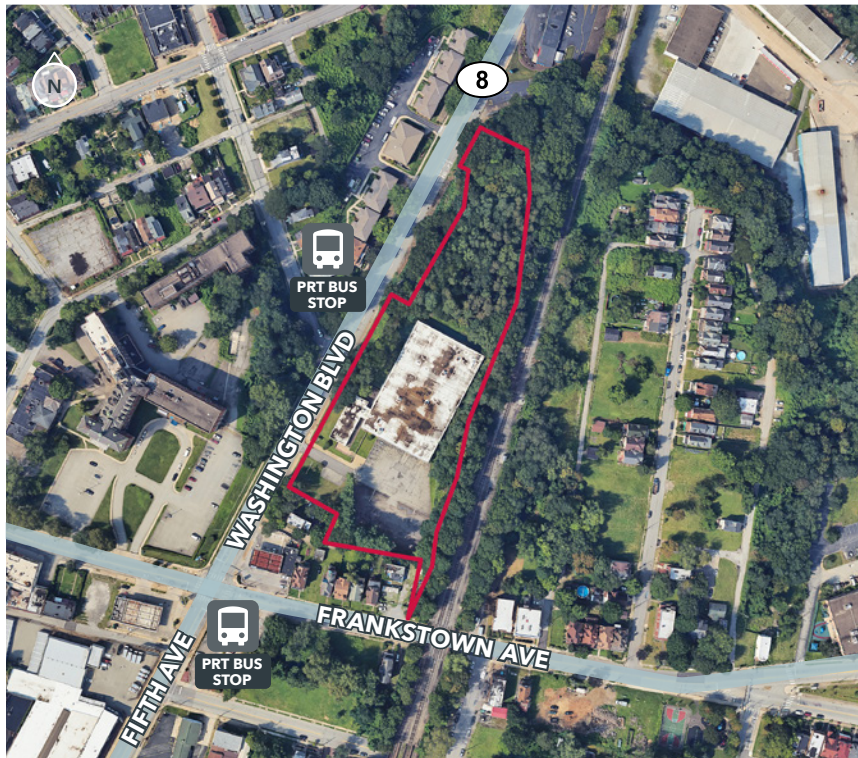
FOR SALE | 41,021 SF INDUSTRIAL/FLEX BUILDING | 4.2 ACRES

OVERVIEW

Located within an Opportunity Zone; See next page for details

Building Size	41,021 SF: <ul style="list-style-type: none">• 37,060 SF warehouse• 3,961 SF office
Lot Size/Parcel	4.2 acres Parcel ID: 0125-G-00320-0000-00
Municipality	City of Pittsburgh, Allegheny County
Zoning	Urban Industrial

Year Built	1969, 1970
Construction	Metal and concrete block
Roof	Rubber membrane, replaced in 2016
Column Spacing	39' x 49'
Clear Height	18'
Loading	<ul style="list-style-type: none">• (1) 12' x 11' interior loading dock door• (1) 8' x 8' dock door equipped with seals and a hydraulic leveler
Cranes	(1) 5-Ton; (2) 1-Ton cranes
Fire Safety	Fully sprinklered; wet
HVAC	Natural gas radiant heat in warehouse
Power	480V, 3-phase with rigid conduit electrical distribution
Office	3,961 SF, includes: <ul style="list-style-type: none">• Reception area• Private offices• Conference rooms
Parking	65+ surface spaces
Additional Features	<ul style="list-style-type: none">• Located within an opportunity zone• Warehouse mezzanine
Access	Located in Pittsburgh's East End along Route 8, 2.8 miles from Route 28, and 10 miles from downtown Pittsburgh
Asking Price	\$3,950,000



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OPPORTUNITY ZONE

Tax-Advantaged Purchase Opportunity



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AREA HIGHLIGHTS

chatham
UNIVERSITY
EASTSIDE
4± MINUTES



UNIVERSITIES
12± MINUTES

DOWNTOWN
PITTSBURGH
15± MINUTES

BAKERY
SQUARE
5± MINUTES

820 WASHINGTON BLVD

STRENGTHS

- Visibility/exposure to Washington Boulevard
- Proximity to RT 28 (East/West); I-279; I-376; I-76
- Immediate access to major economic drivers
- Proximity to amenities (retail/restaurants/hotels)
- Building offers functionality not commonly found in the urban Pittsburgh submarkets
- Potential for alternative uses such as showroom/ service and self-storage
- Property is located within an opportunity zone

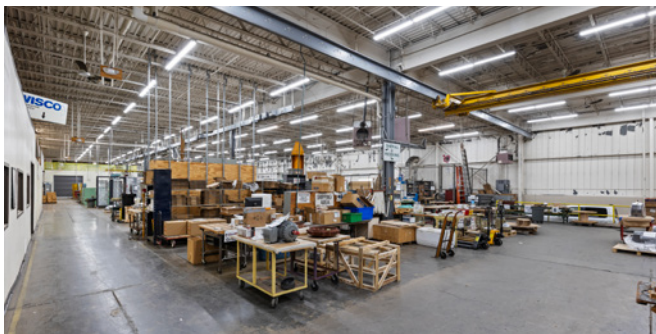
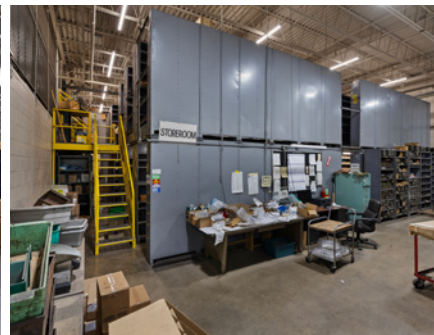
Parcel line shown is approximate.

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PROPERTY PHOTOS



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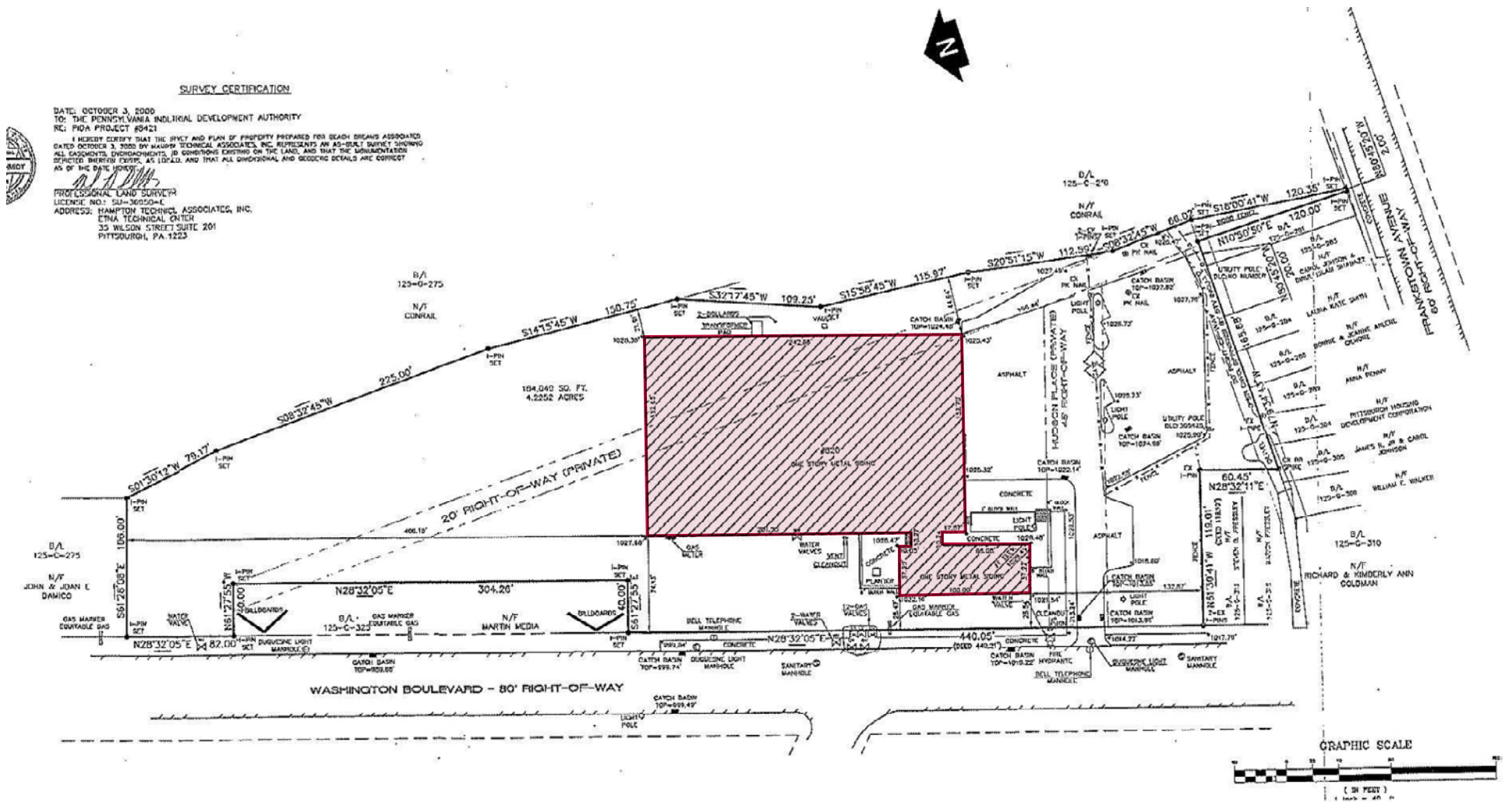


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SITE MAP



SURVEY CERTIFICATION

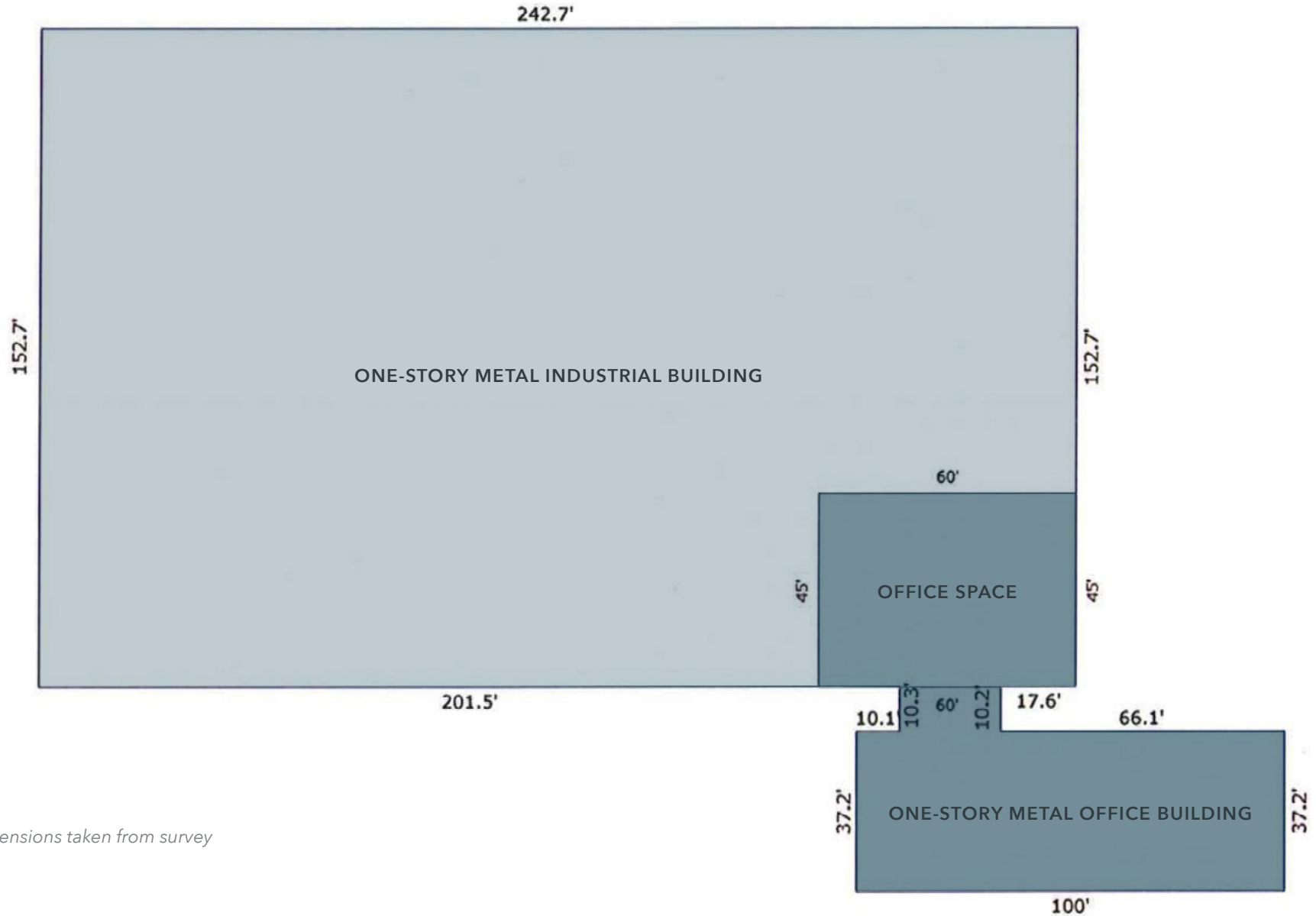
DATE: OCTOBER 3, 2000
TO: THE PENNSYLVANIA INDUSTRIAL DEVELOPMENT AUTHORITY
RE: PIDA PROJECT #5421

I HEREBY CERTIFY THAT THE MAP AND PLAN OF PROPERTY PREPARED FOR BEACH DREAMS ASSOCIATED DATED OCTOBER 3, 2000 BY HAMPTON TECHNICAL ASSOCIATES, INC. REPRESENTS AN AS-IS-BEST SURVEY SHOWING ALL EASEMENTS, ENCUMBRANCES, JOINT CONDITIONS EXISTING ON THE LAND, AND THAT THE DIMENSIONATIONS REFLECTED THEREON CORRECTLY AS LOCATED, AND THAT ALL DIMENSIONAL AND GEOMETRIC DETAILS ARE CORRECT AS OF THE DATE HEREON.



PROFESSIONAL LAND SURVEYOR
LICENSE NO.: 50-36050-E
ADDRESS: HAMPTON TECHNICAL ASSOCIATES, INC.
E. J. M. M. TECHNICAL CENTER
33 WILSON STREET SUITE 201
PITTSBURGH, PA 15223

FLOOR PLAN



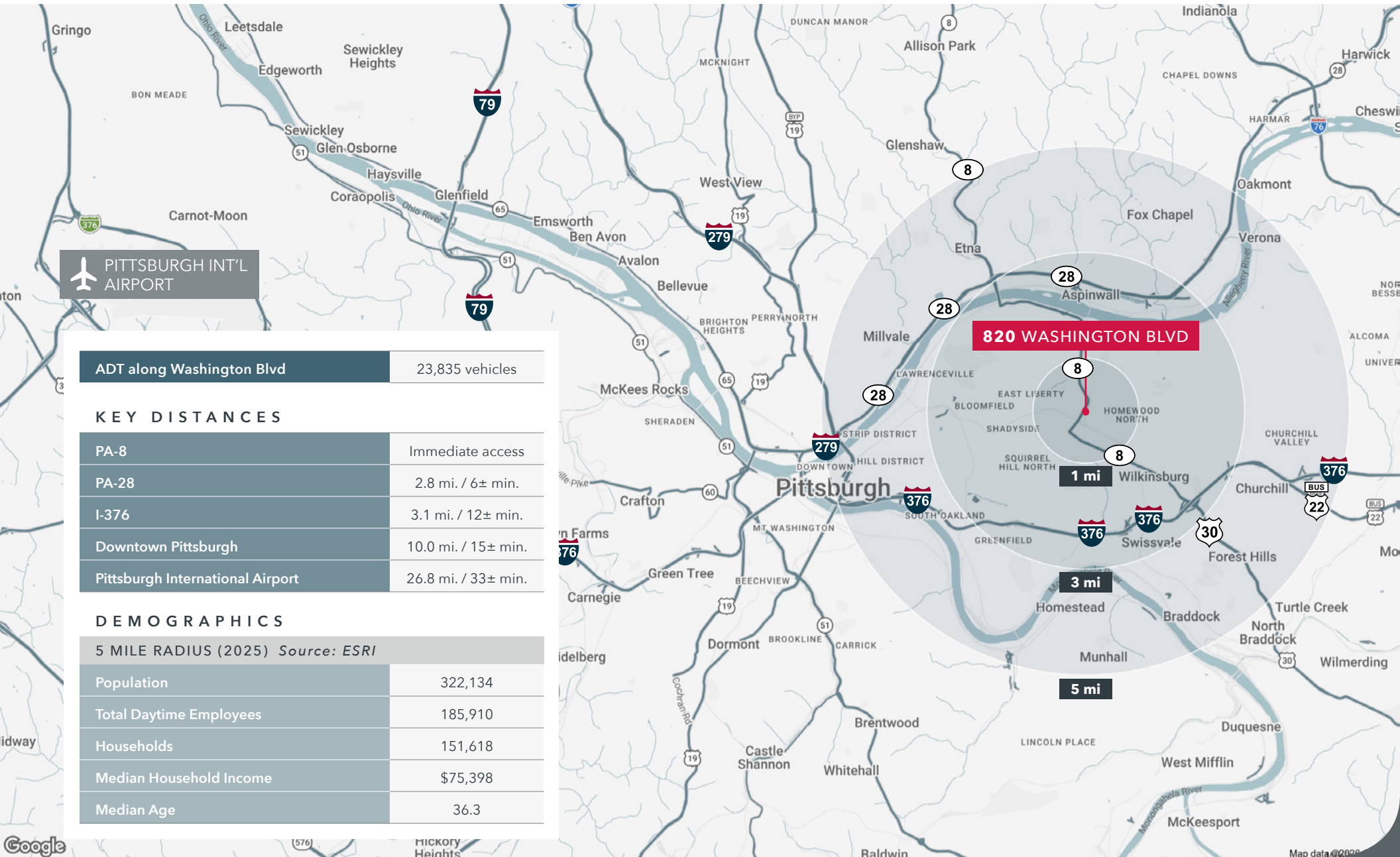
Dimensions taken from survey

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EAST END LOCATION



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