

**OFFERING MEMORANDUM**

# Industrial WH/Storage Space | North Side

**1700 ISLAND AVE**

Pittsburgh, PA 15233

**PRESENTED BY:**

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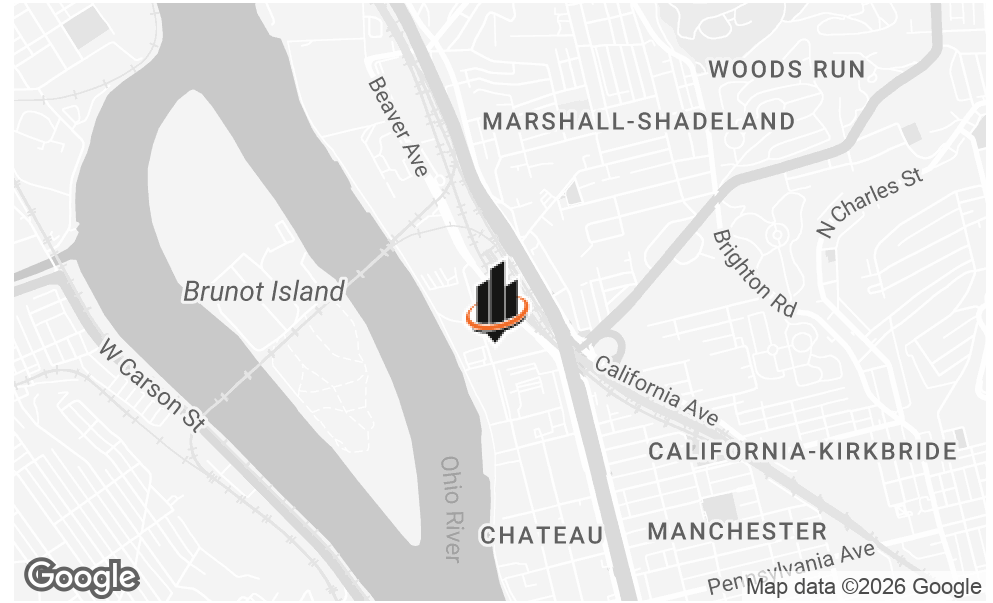
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**SECTION 1**  
Property  
Information

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	Negotiable
<b>BUILDING SIZE:</b>	175,000 SF
<b>AVAILABLE SF:</b>	9,200 - 13,000 SF
<b>LOT SIZE:</b>	2.203 Acres
<b>ZONING:</b>	RIV-GI Riverfront General Industrial
<b>MARKET:</b>	Pittsburgh
<b>SUBMARKET:</b>	North Side

## PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present 1700 Island Ave, industrial warehouse and storages spaces with exceptional access to Route 65, I-376, and stadium area exchanges. Over 22KSF of available parking or laydown room. Multiple floors feature freight elevator, truck docks, and roll-up for ground level tenant.

## PROPERTY HIGHLIGHTS

- 3 Truck docks for building
- 12'x8'x7' Freight Elevator
- 3rd - 5th Floors are approx. 13,000 SF each with shared access to truck docks
- 22KSF lot for parking or laydown room available.

# LEASE SPACES

## LEASE INFORMATION

<b>LEASE TYPE:</b>	Plus Utilities
<b>TOTAL SPACE:</b>	9,200 - 13,000 SF

<b>LEASE TERM:</b>	Negotiable
<b>LEASE RATE:</b>	Negotiable

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
3rd Floor	Available	10,000 SF	Plus Utilities	Negotiable	Shared access to truck docks
4th Floor	Available	13,000 SF	Plus Utilities	Negotiable	Shared access to truck docks
5th Floor	Available	9,200 SF	Plus Utilities	Negotiable	Shared access to truck docks

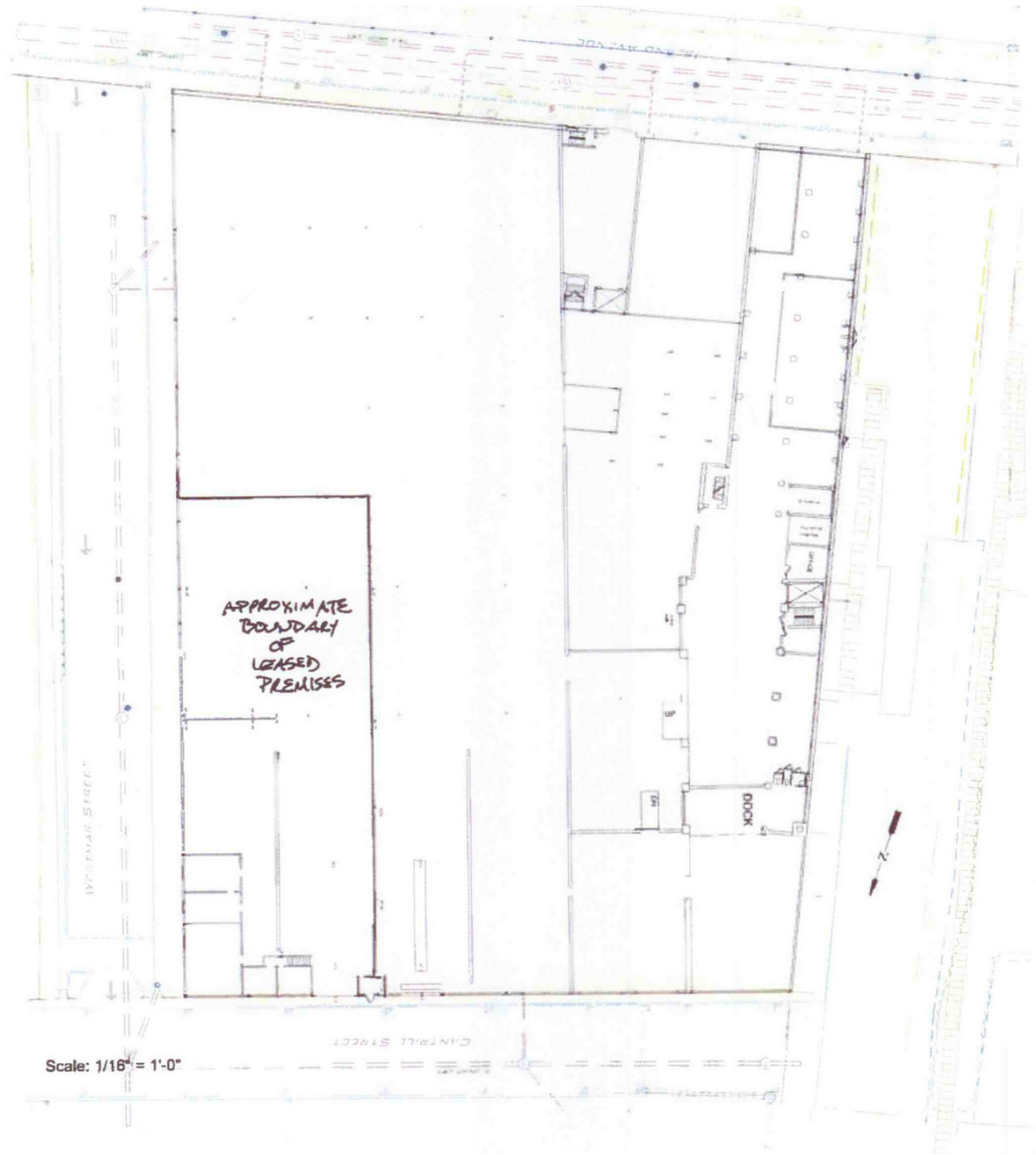
**ADDITIONAL PHOTOS | GROUND FLOOR**



ADDITIONAL PHOTOS | GROUND FLOOR



FLOOR PLAN | GROUND FLOOR



Scale: 1/16" = 1'-0"

**ADDITIONAL PHOTOS | UPPER FLOORS**

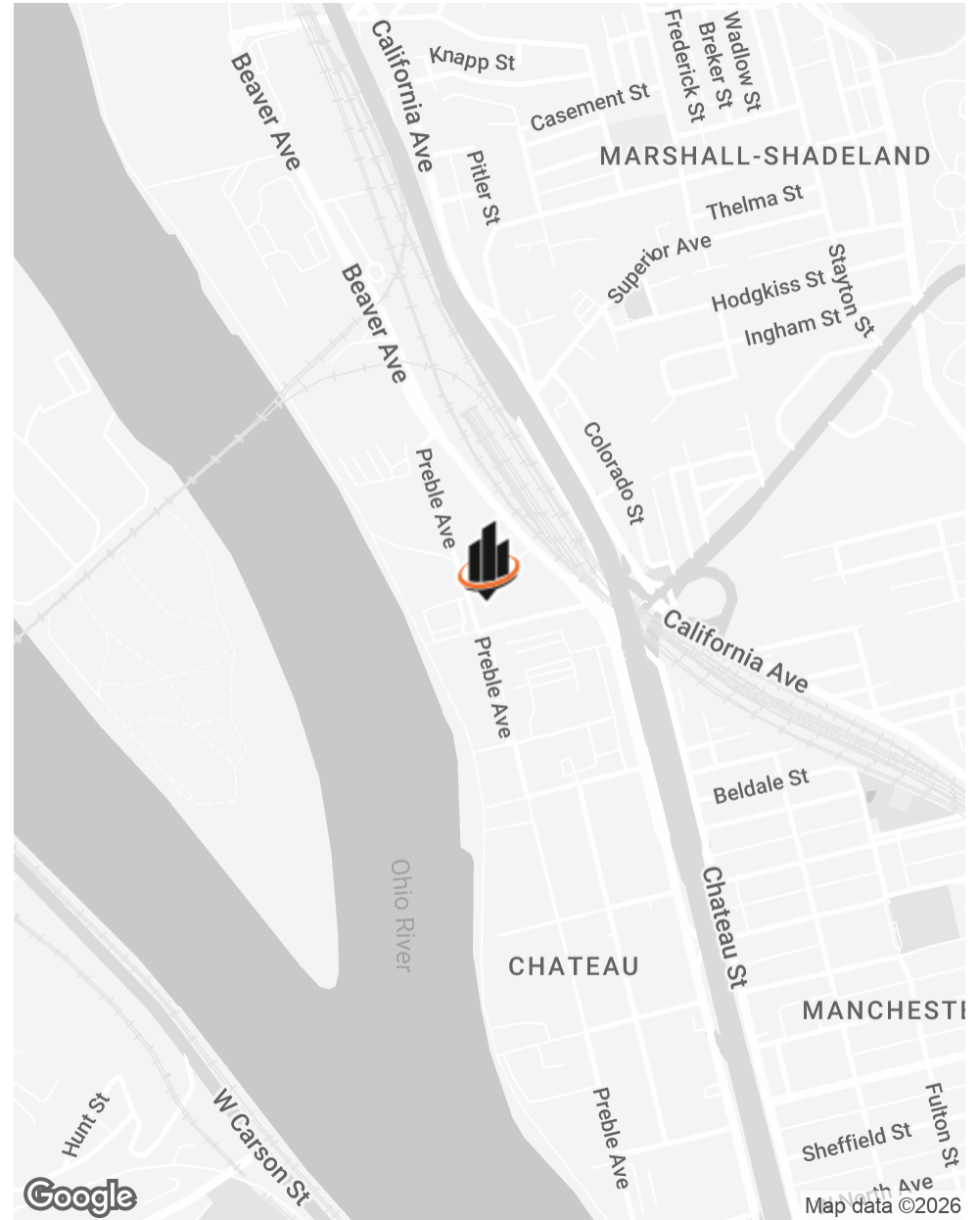
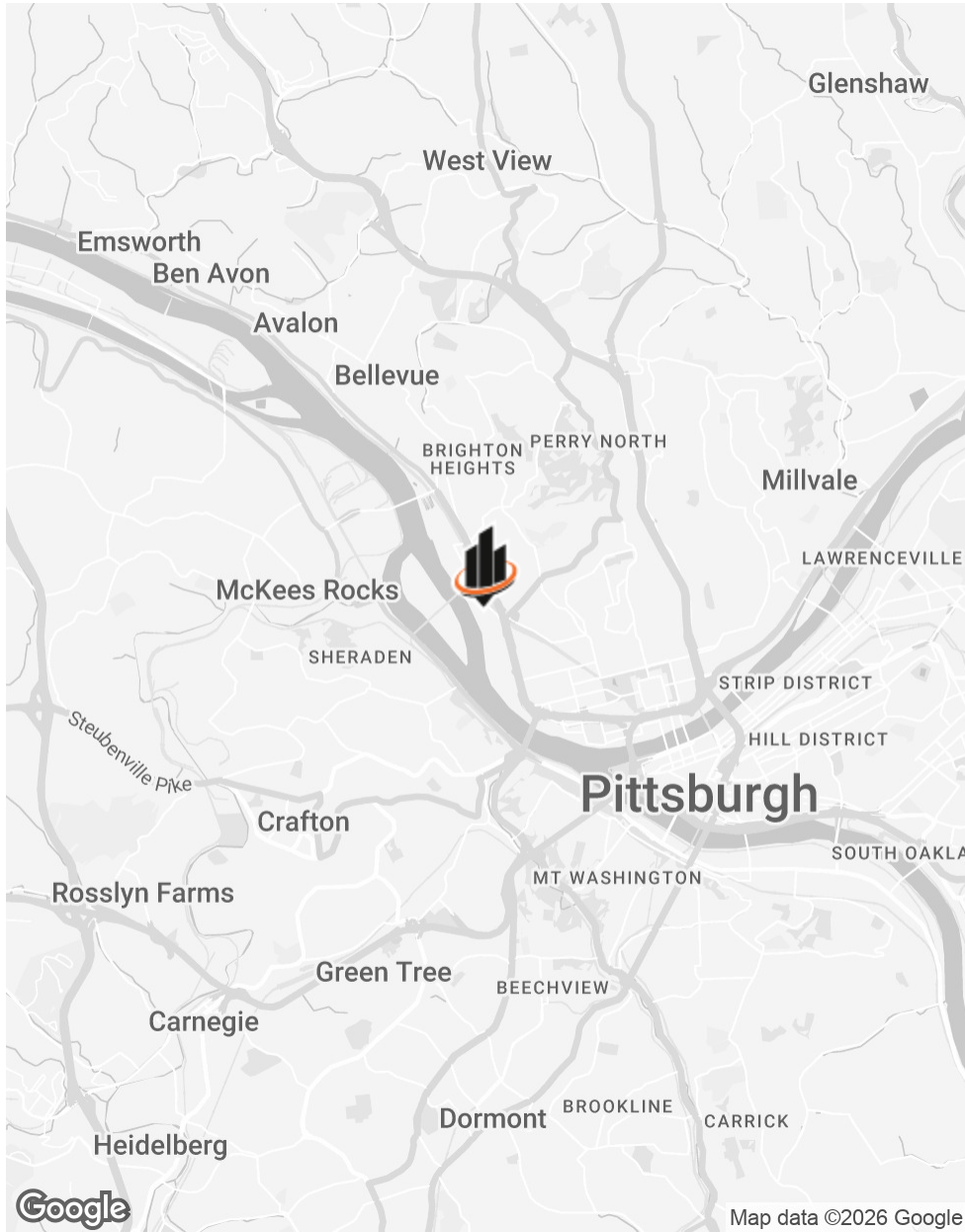




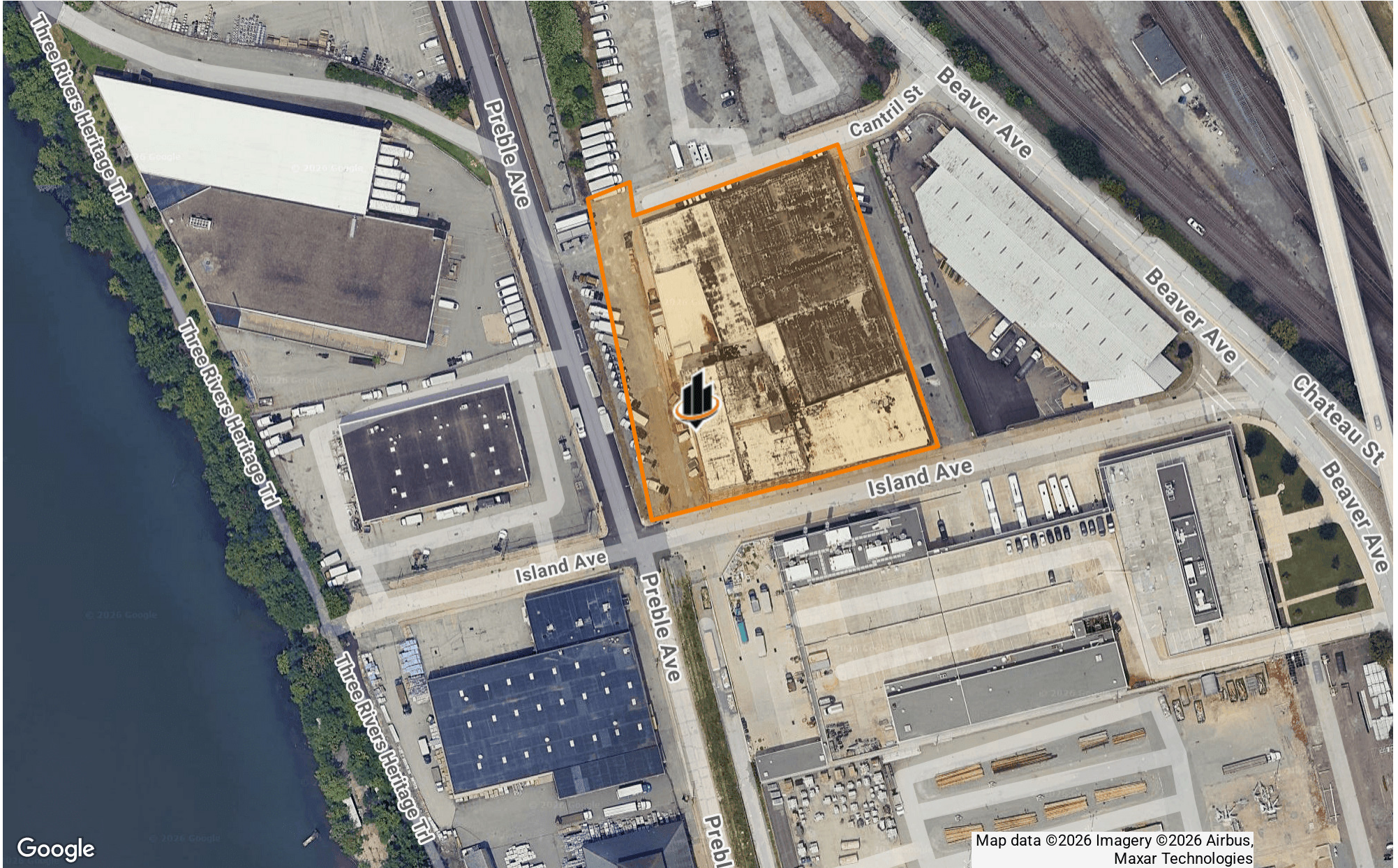
**SECTION 2**  
Location  
Information



# LOCATION MAPS



# AERIAL MAP



# DEMOGRAPHICS MAP & REPORT

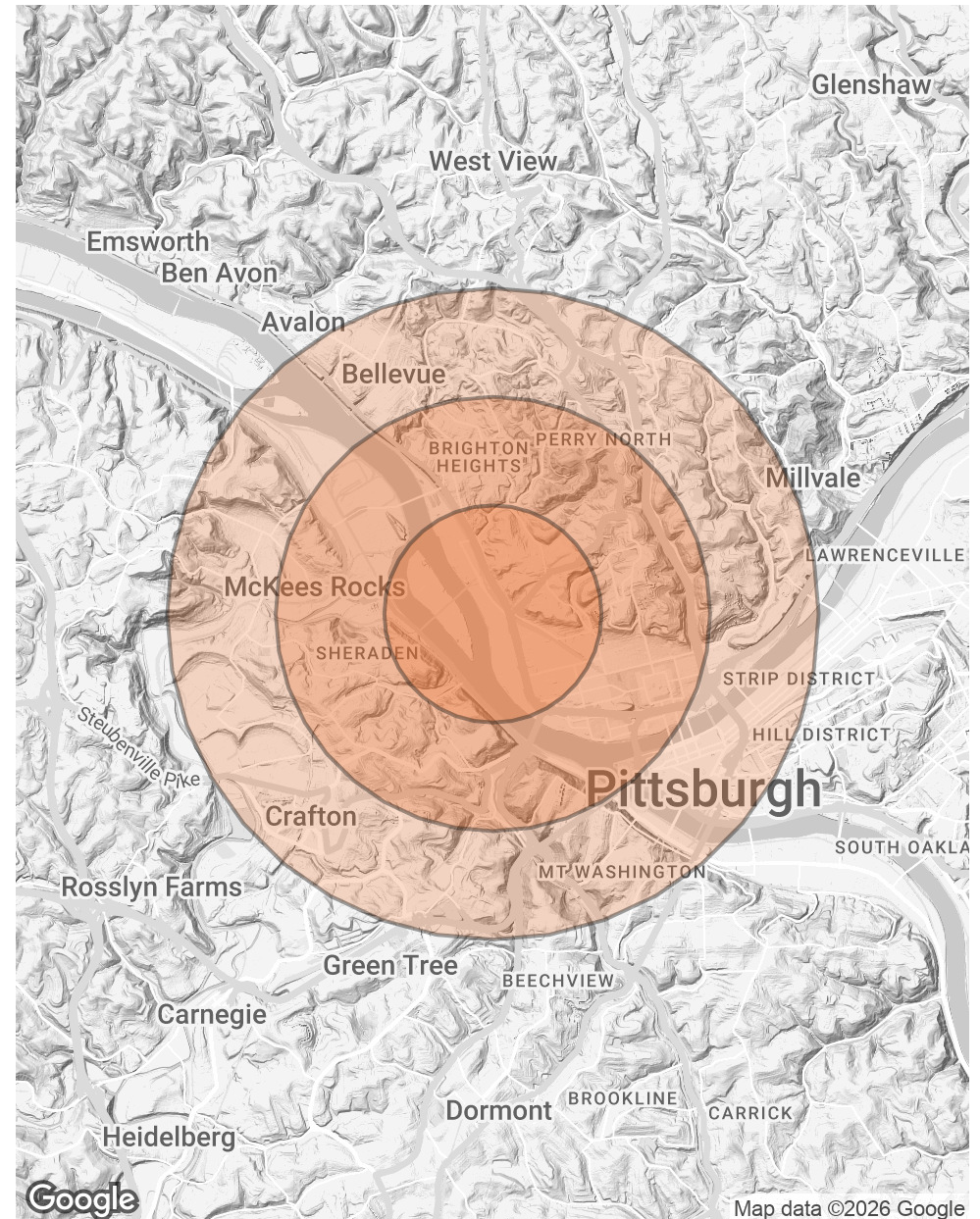
## POPULATION

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	10,207	51,503	112,105
AVERAGE AGE	37.8	37.6	38.0
AVERAGE AGE (MALE)	35.3	36.1	36.2
AVERAGE AGE (FEMALE)	36.7	38.3	39.4

## HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	5,488	28,276	60,859
# OF PERSONS PER HH	1.9	1.8	1.8
AVERAGE HH INCOME	\$41,319	\$52,082	\$58,815
AVERAGE HOUSE VALUE	\$107,305	\$127,238	\$142,467

2020 American Community Survey (ACS)



## LOCATION DESCRIPTION



### ALLEGHENY COUNTY

Allegheny County is a county in the southwestern part of Pennsylvania (PA). It is the second most populous county in PA following Philadelphia County. Allegheny County was the first in PA to be given a Native American name, being named after the Allegheny River. Allegheny County was created in September of 1788 from parts of Washington and Westmoreland counties and originally extended all the way north to the shores of Lake Erie and became the “Mother County” for most of northwestern PA before the counties current borders were set. The area developed rapidly throughout the 19th century to become the center of steel production in the nation. The county is known for the three major rivers that flow through it, the Allegheny, the Monongahela, and the Ohio Rivers. Allegheny County is home to three National Sports Teams, multiple major top ten companies as well as various colleges and universities. The county consists of 4 cities, 84 boroughs and 42 townships.



### NORTH SIDE

The North Side is a group of neighborhoods located north of the Allegheny River and the Ohio River in Pittsburgh, PA. The diverse and dynamic area offers the city's best amenities within walking distance. North Side's top places of interest include Heinz Field, PNC Park, Allegheny Observatory, Carnegie Science Center, Children's Museum of Pittsburgh, National Aviary, Andy Warhol Museum, Stage AE, & Rivers Casino. These amenities are tied together with restaurants, breweries, & parks in between. The North Side is also home to Allegheny General Hospital, one of the top rated hospitals in the region & part of the Allegheny Health Network.

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