

# Sharpsburg Business Park

Colliers

307 23rd Street Ext., Sharpsburg, PA 15215

**25,772 SF**

Endcap Flex/Office Space

**8,774 SF**

Endcap Flex/Office Space

## Contact Us

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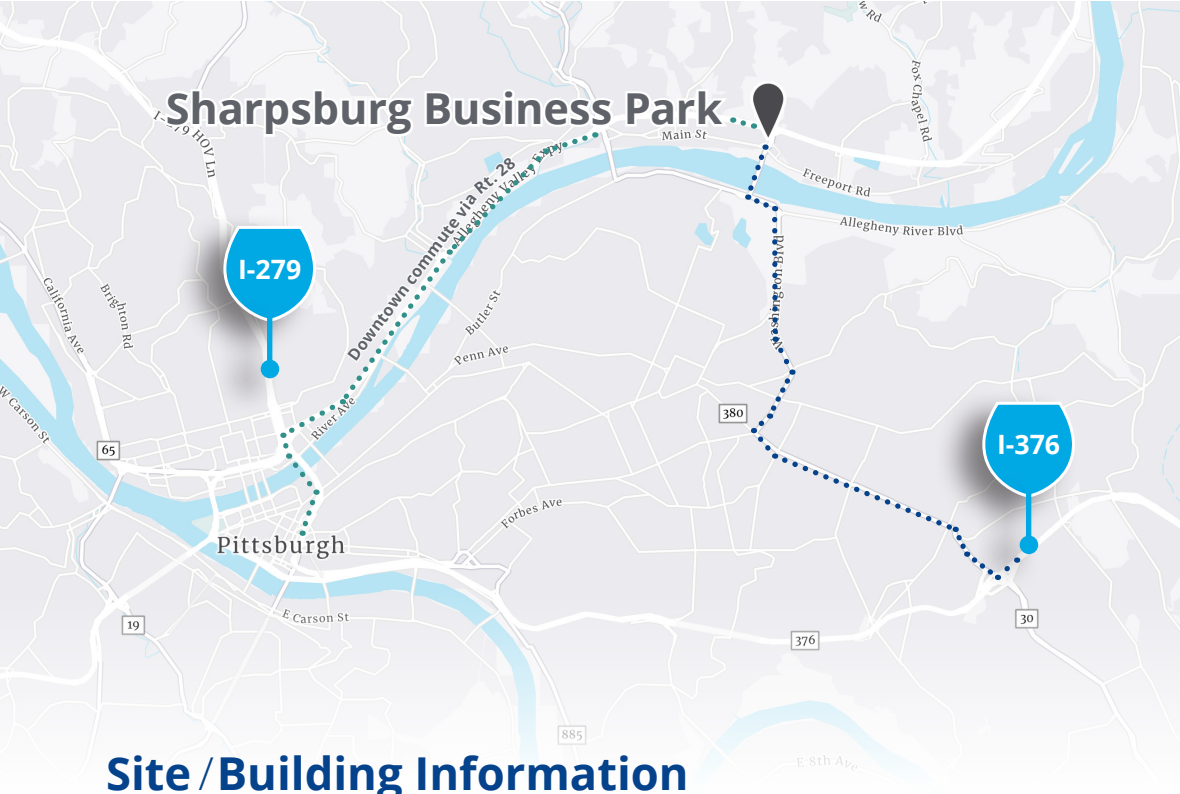
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## Site / Building Information

**8,774 SF and 25,772 SF** (subdividable) for lease

**14'-18'** clear ceiling heights

**Drive-in access with dock capability**

Modern, efficient design with **no common area factor**

**Fiber optics provided** by Verizon

Oversized windows, **abundant natural light**

**Two separate end cap units** available

Dedicated parking lot with up to **5:1 parking ratio**

Near **immediate access** to Rt. 28, Rt. 8, and Rt. 130

**7-mile commute** from Downtown Pittsburgh



ASKING RATE  
**\$21.00 / SF**  
MODIFIED GROSS

# Accessible location, ★★★★ star flex space

Sharpsburg Business Park is conveniently located just off Route 28 and within a 7-mile radius of Downtown Pittsburgh, Carnegie Mellon University, University of Pittsburgh, UPMC, and the regions' growing tech hub: Robotics Row.



