



600 Boyce Rd

600 Boyce Rd, Pittsburgh, PA 15205



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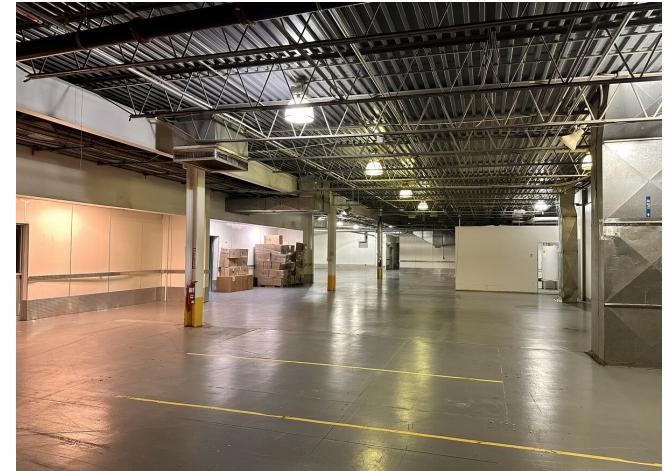


600 Boyce Rd

\$8,000,000

GMP (Good Manufacturing Practice) facility. This building is constructed with significant internal infrastructure improvements to comply with FDA requirements to ensure that products are consistently produced to meet safety and quality standards. The facility has multiple Donaldson Torit dust collection systems as well as industrial dehumidification units. Lab quality partition systems including an explosion proof room. Located along I-376 West in suburban Pittsburgh. 15 minutes from Pittsburgh's International Airport and 15 minutes to downtown Pittsburgh. Strategically located near office and industrial parks as well as major retail stores and restaurants. Minutes from excellent schools and residential communities. Convenient to Pittsburgh's nationally recognized hospitals and research and technology community.

- GMP facility with FDA compliant systems in place.
- 20 minutes from UPMC and AGH Hospitals.
- Features dust collectors, blenders, AC units, and a backup water system.
- Well maintained and move in condition.



Price: \$8,000,000

Property Type: Industrial

Property Subtype: Manufacturing

Building Class: B

Sale Type: Investment or Owner User

Lot Size: 3.10 AC

Gross Building Area: 65,000 SF

Rentable Building Area: 65,000 SF

No. Stories: 2

Year Built: 1993

Tenancy: Single

Parking Ratio: 1.31/1,000 SF

Clear Ceiling Height: 16 FT

No. Dock-High Doors/Loading: 2

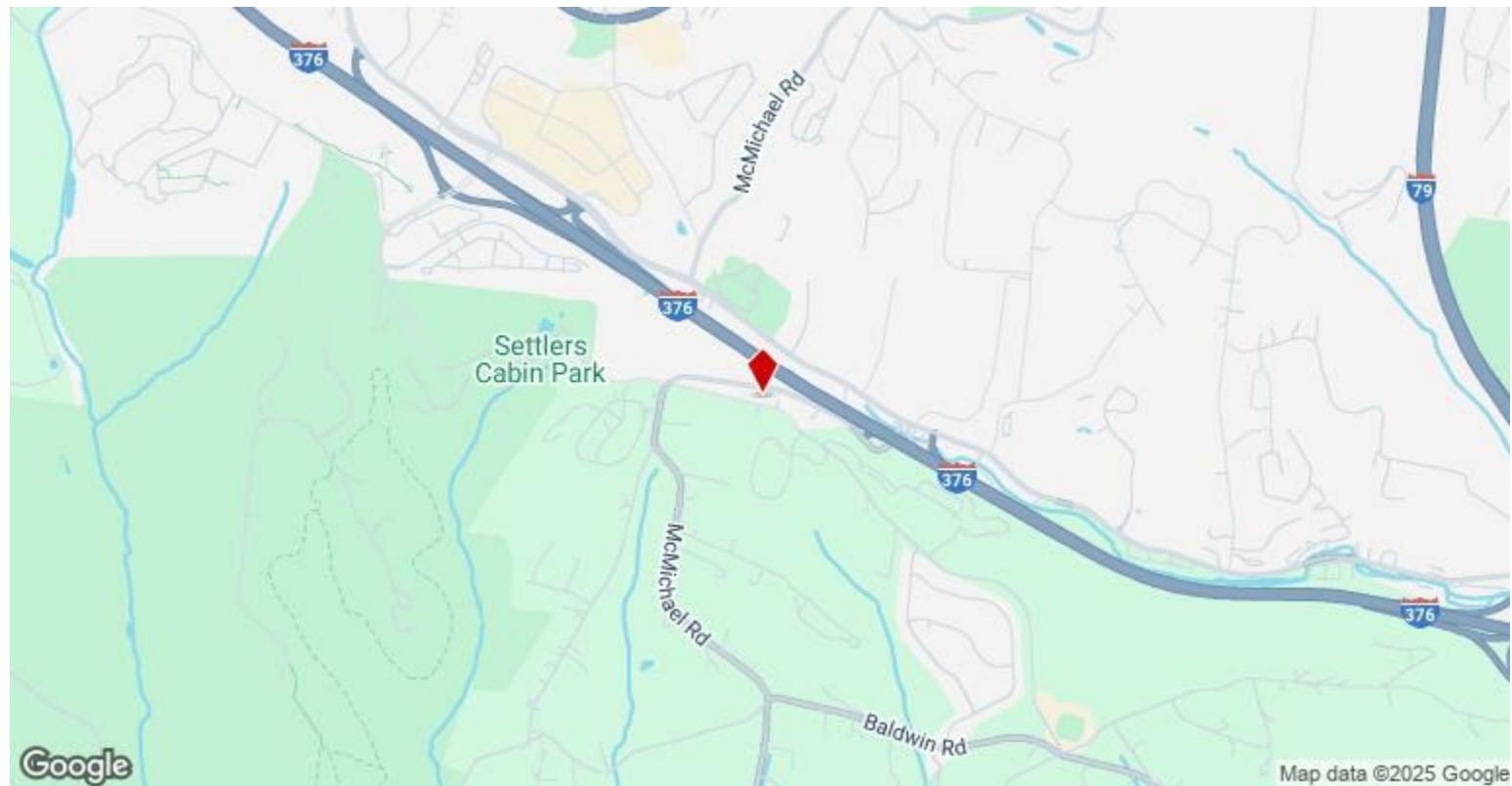
Zoning Description: C-4

Major Tenant Information

Tenant
Vacant

SF Occupied
-

Lease Expired



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