



## **600 Boyce Rd**

600 Boyce Rd, Pittsburgh, PA 15205



### **Arthur McAuley**

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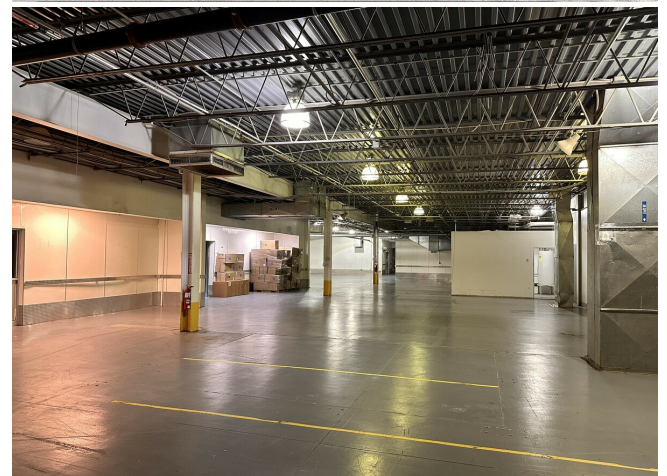


## 600 Boyce Rd

\$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.



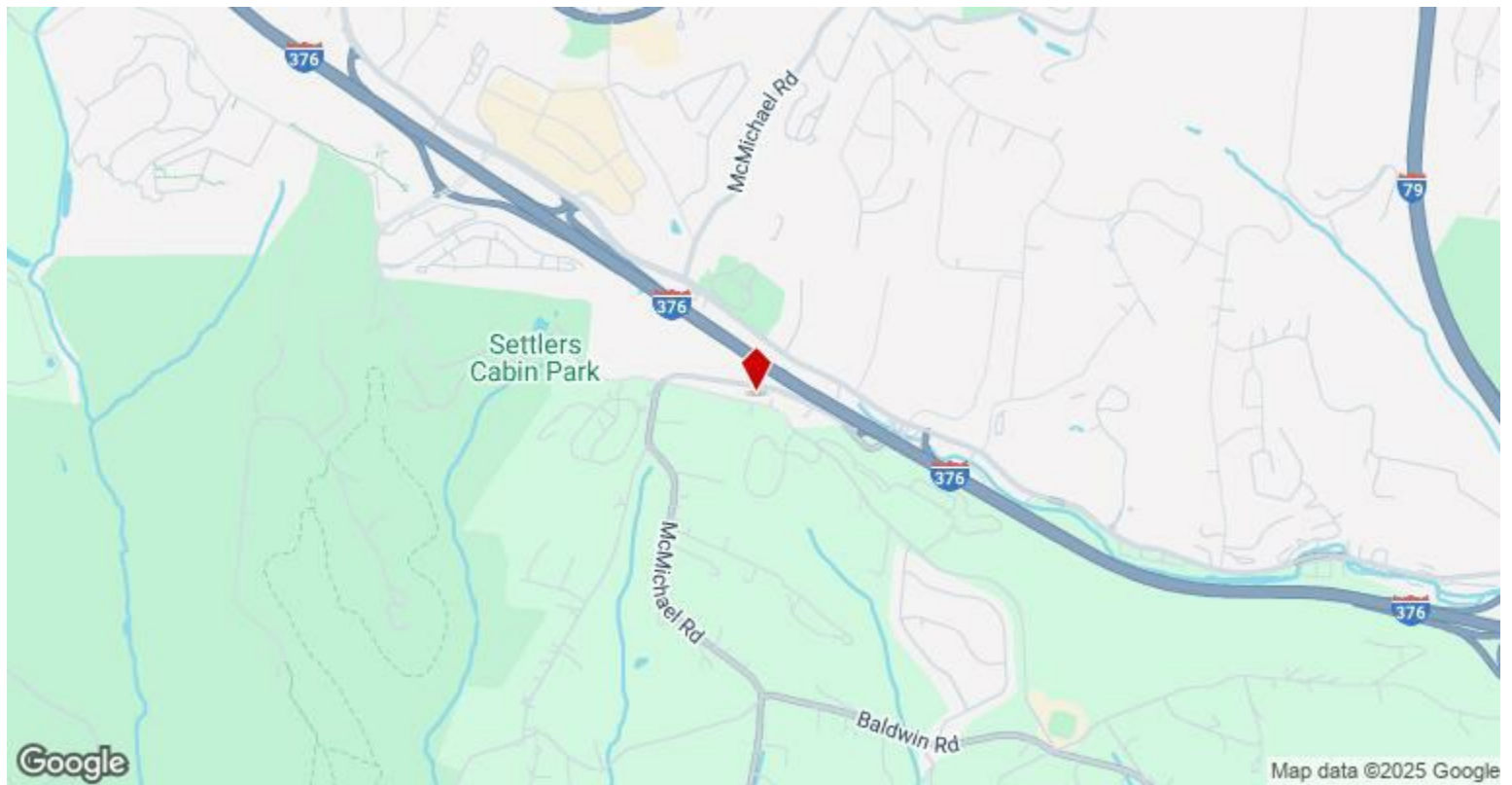
Price:	\$8,000,000
Property Type:	Industrial
Property Subtype:	Manufacturing
Building Class:	B
Sale Type:	Investment or Owner User
Lot Size:	3.10 AC
Gross Building Area:	65,000 SF
Rentable Building Area:	65,000 SF
No. Stories:	2
Year Built:	1993
Tenancy:	Single
Parking Ratio:	1.31/1,000 SF
Clear Ceiling Height:	16 FT
No. Dock-High Doors/Loading:	2
Zoning Description:	C-4

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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
Vacant	-	



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