

OFFERING MEMORANDUM

Industrial WH/Storage Space | North Side

1700 ISLAND AVE

Pittsburgh, PA 15233

PRESENTED BY:

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The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

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This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

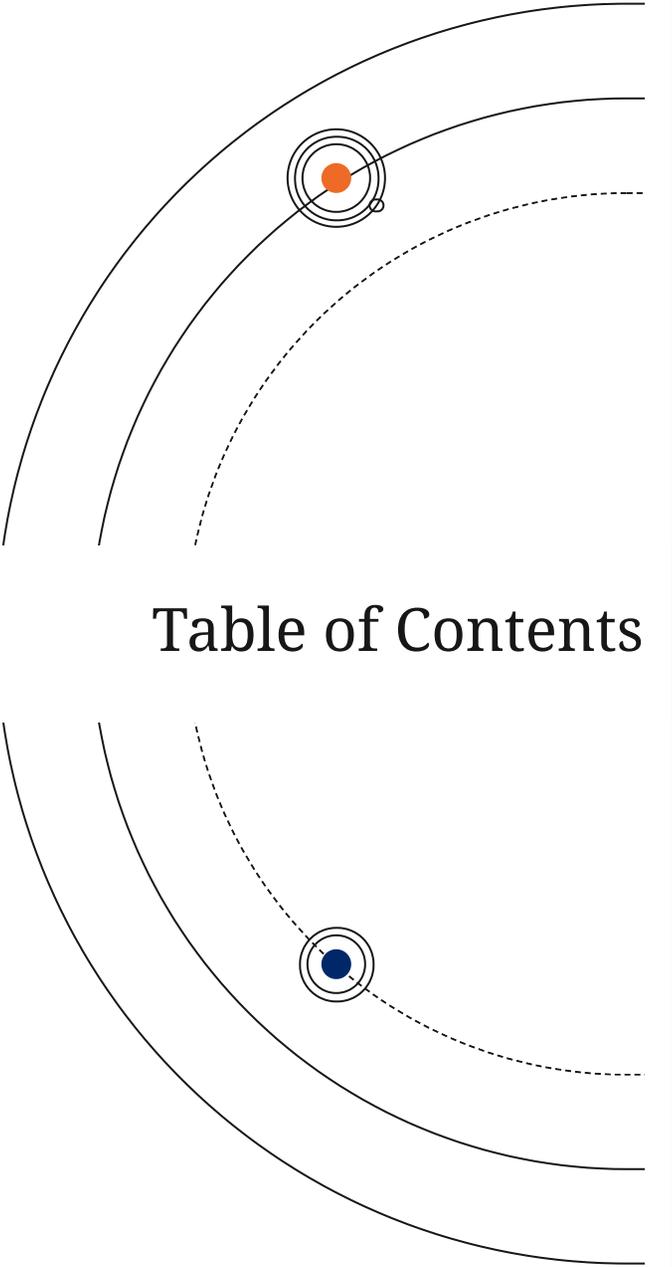


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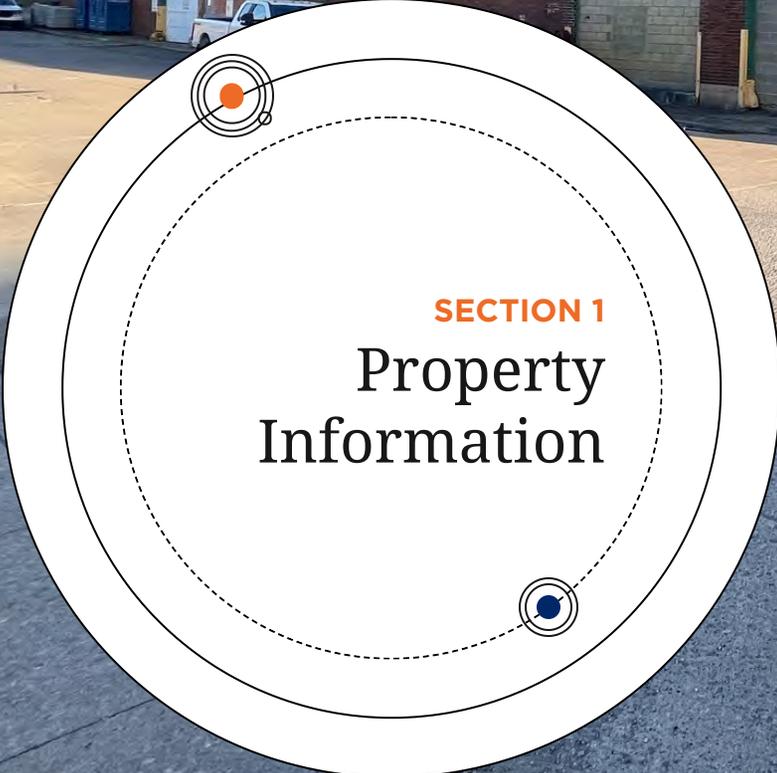
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SECTION 1
Property
Information



EXECUTIVE SUMMARY



OFFERING SUMMARY

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

LEASE TYPE:	Plus Utilities
TOTAL SPACE:	9,200 - 13,000 SF

LEASE TERM:	Negotiable
LEASE RATE:	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



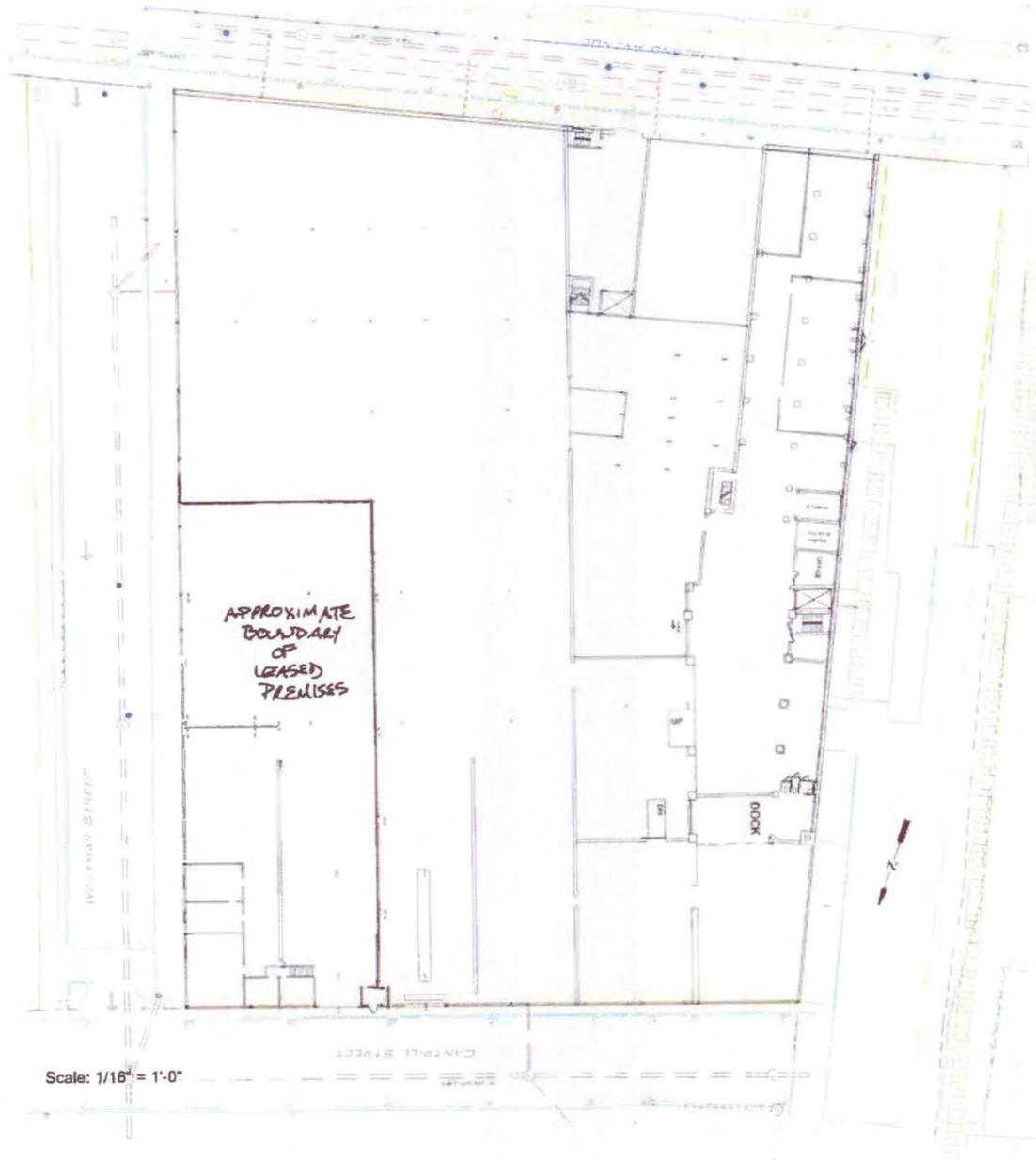
ADDITIONAL PHOTOS | GROUND FLOOR



ADDITIONAL PHOTOS | GROUND FLOOR



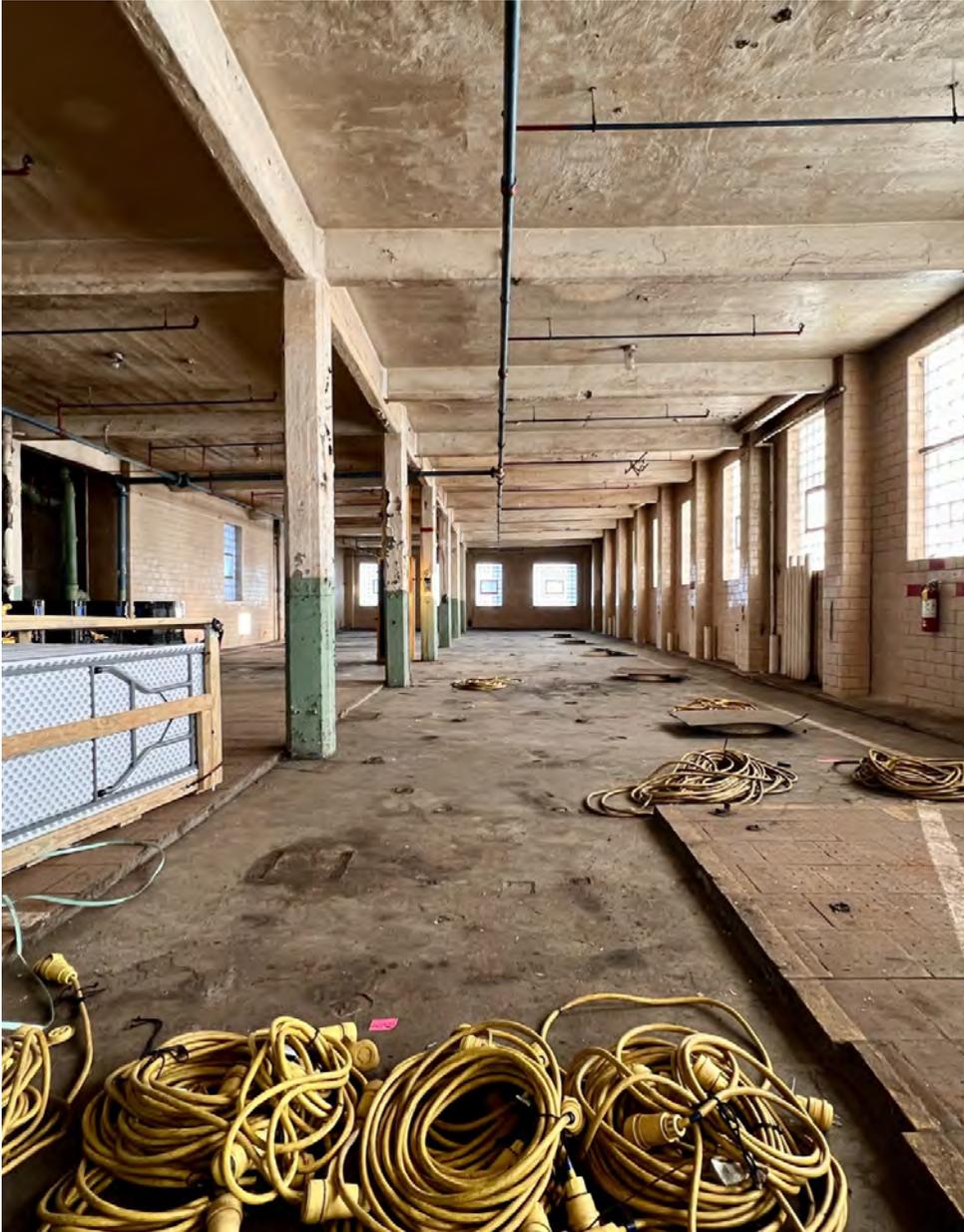
FLOOR PLAN | GROUND FLOOR

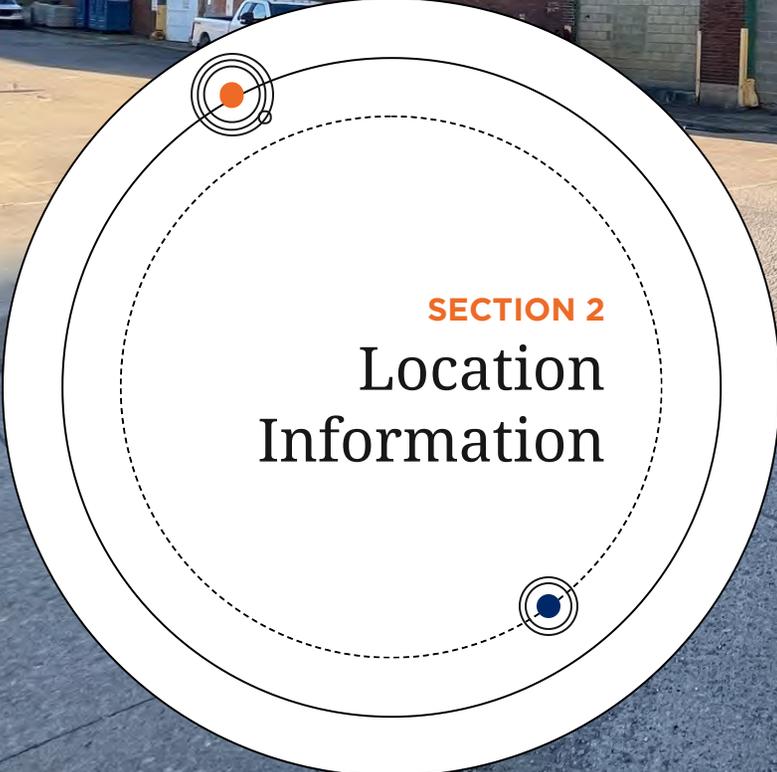


ADDITIONAL PHOTOS | 3RD & 4TH FLOOR



ADDITIONAL PHOTOS | 5TH FLOOR

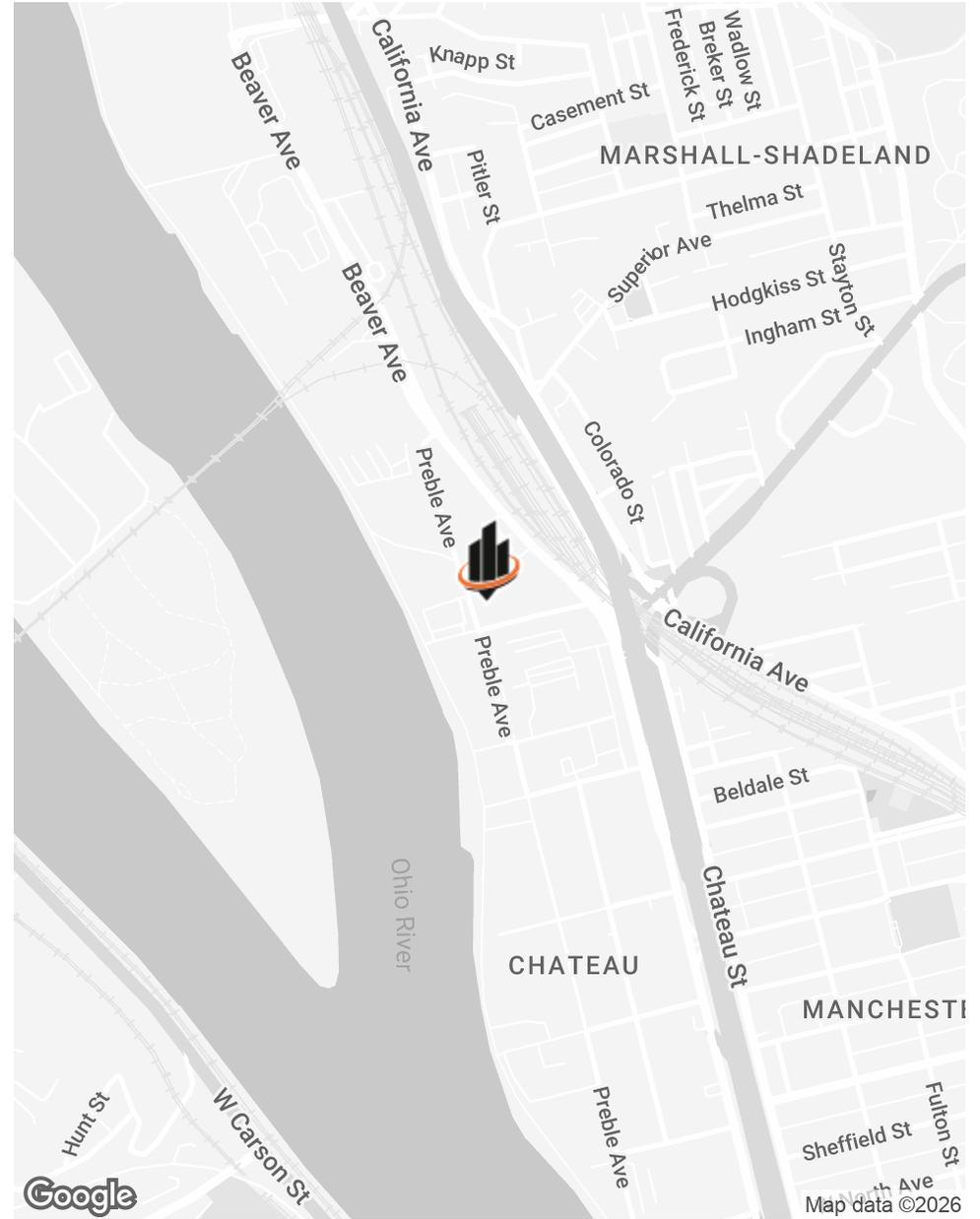
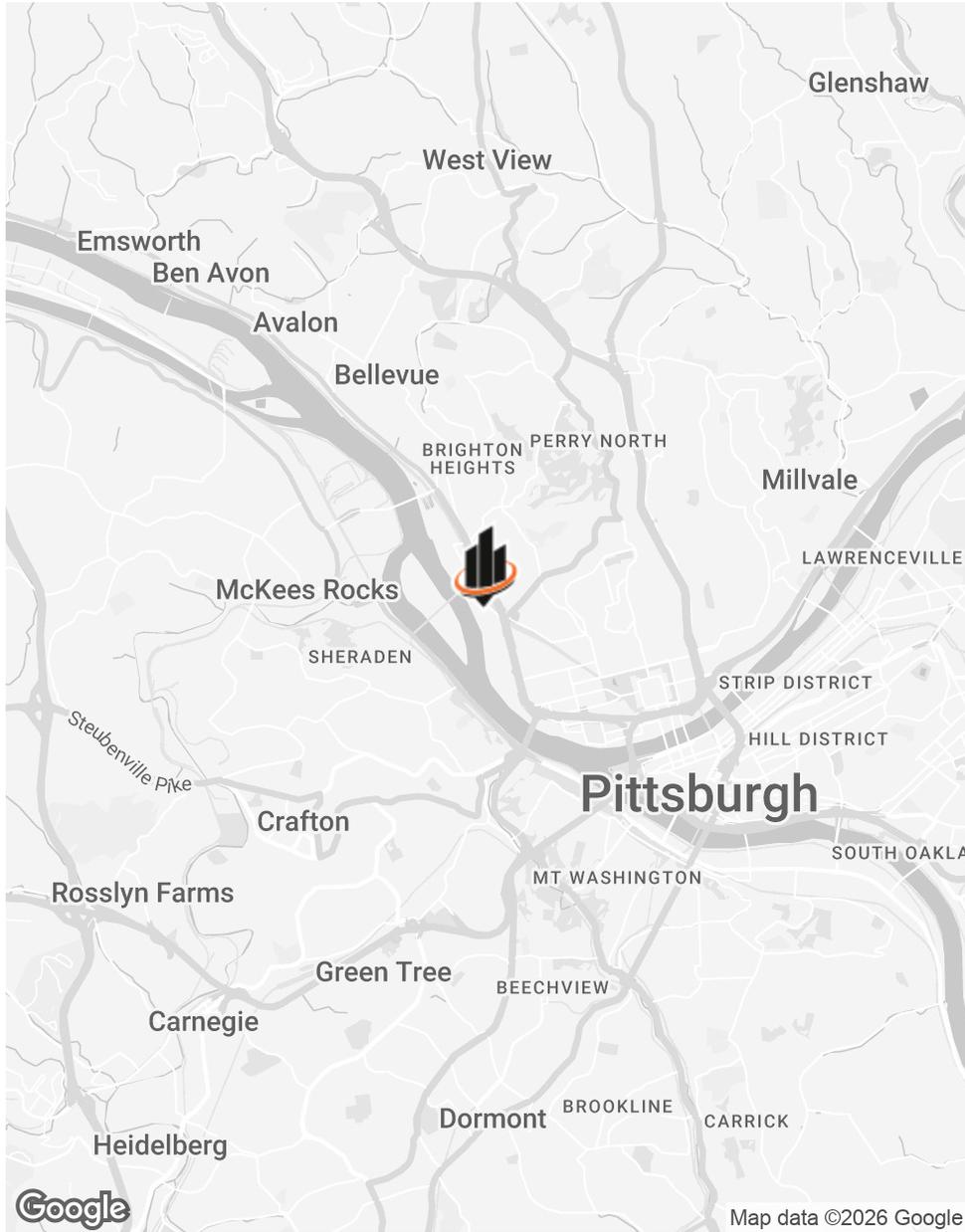




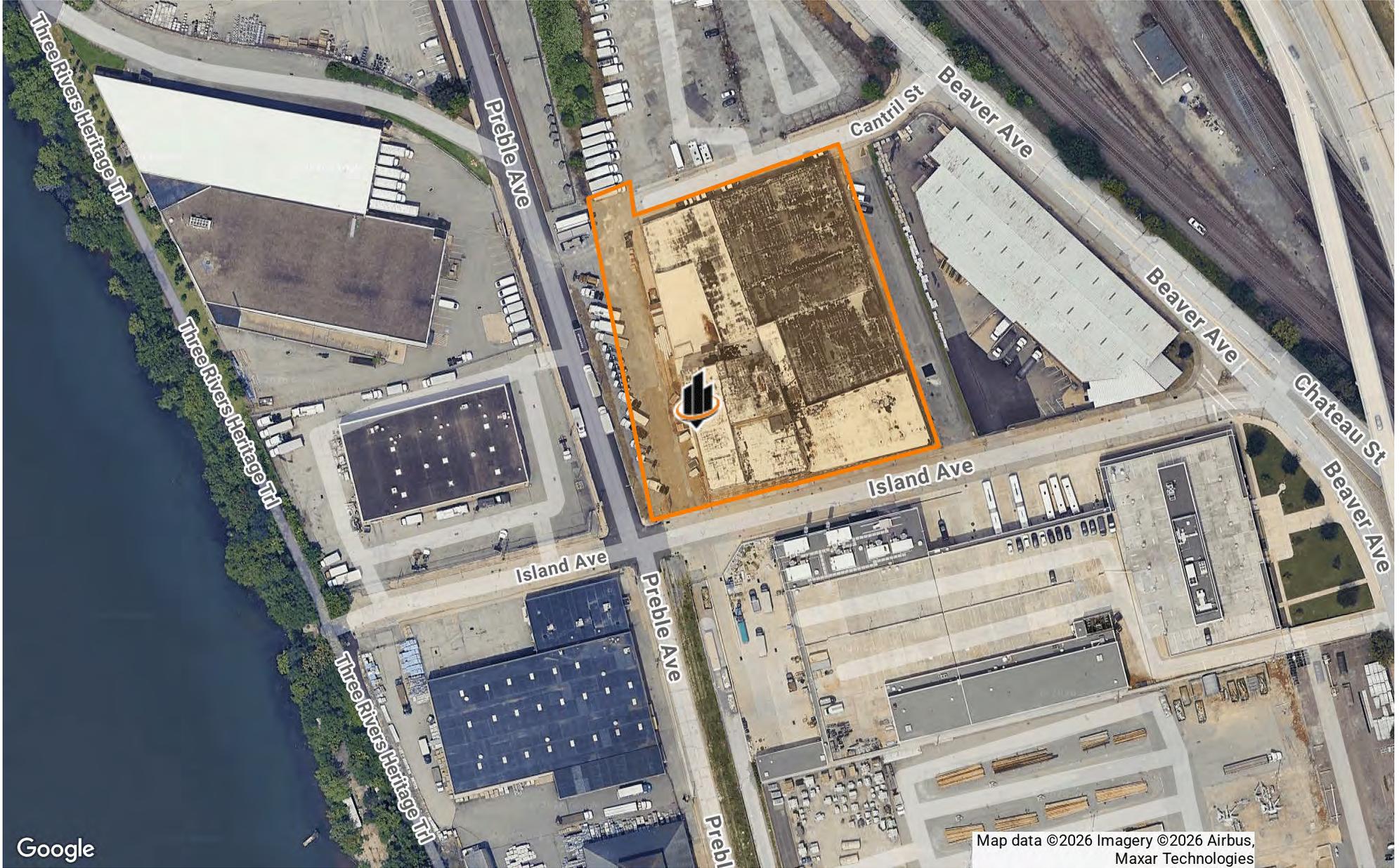
SECTION 2
Location
Information



LOCATION MAPS



AERIAL MAP



Google

Map data ©2026 Imagery ©2026 Airbus,
Maxar Technologies

DEMOGRAPHICS MAP & REPORT

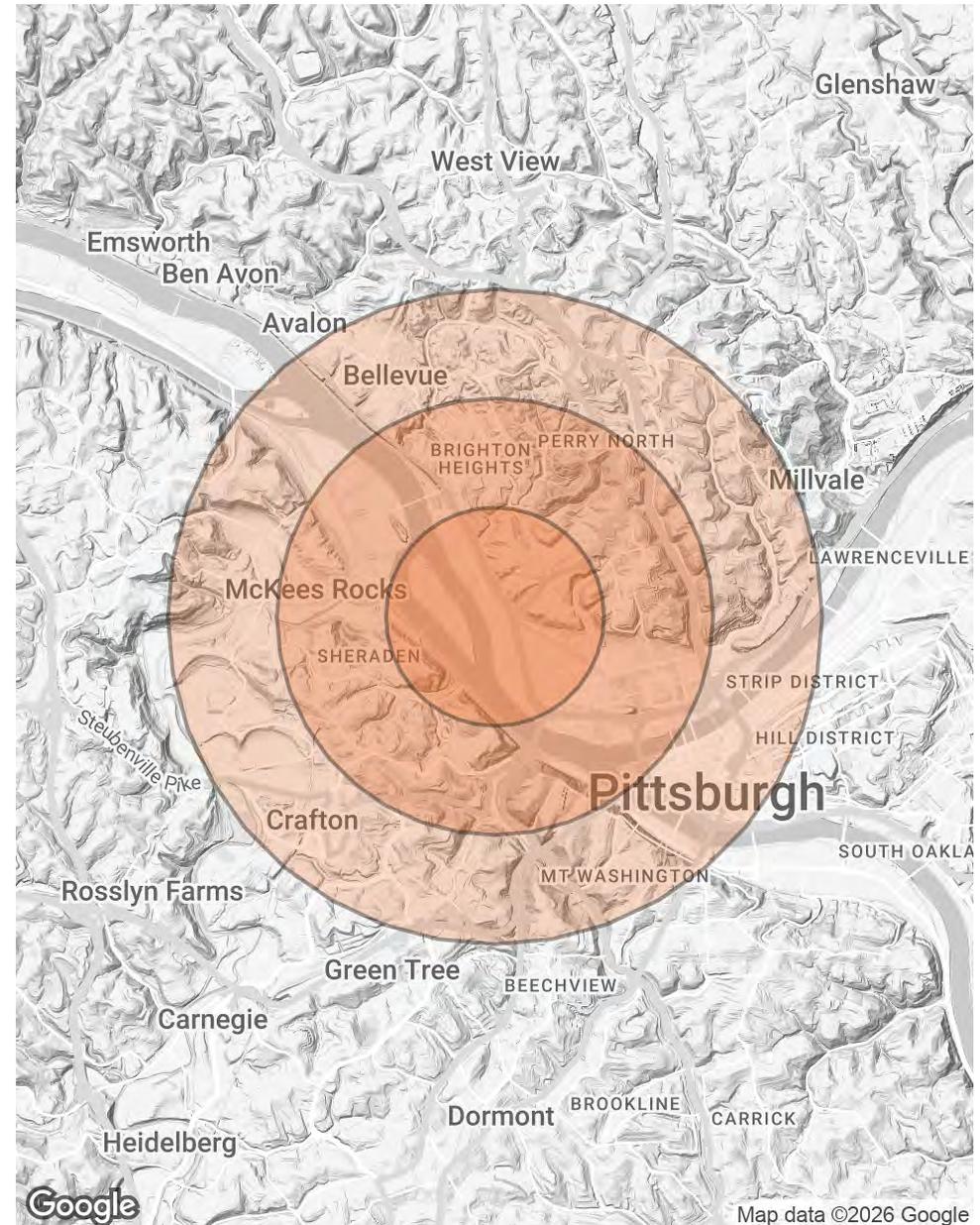
POPULATION

	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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