

FOR SALE OR LEASE



Liberty Ave Warehouse/Flex Building

3600 Liberty Ave, Pittsburgh, PA 15201



Property Description

Warehouse/Showroom Building Zoned UI Available
For Sale or Lease

Property Highlights

- 12,710 SF warehouse/flex building
- 9,700 SF air conditioned warehouse space, currently used as a fulfillment center
- 3,010 SF showroom/office space
- Zoned UI (Urban Industrial) for versatile use
- 18' ceiling height in warehouse
- 2 dock doors; 1 drive-in door
- Strategic Pittsburgh location
- Ideal for storage and showroom

Location Description

3600 Liberty is a location in high demand. Liberty Avenue grants direct access to key points of interest such as the Strip District, Lawrenceville, Bloomfield and Downtown Pittsburgh.

Offering Summary

Sale Price:	\$1,652,300
Lease Rate:	\$10.00 SF/yr (NN)
Available SF:	12,710 SF
Lot Size:	.65 Acres
Building Size:	12,710 SF

PRESENTED BY:

BOB CORNELL

O:412.391.3500 | C:412.760.9999

bcornell@penncom.com



**PENNSYLVANIA
COMMERCIAL
REAL ESTATE INC.**

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910 SHERATON DRIVE, SUITE 340, MARS, PA 16046 // 412.391.3500

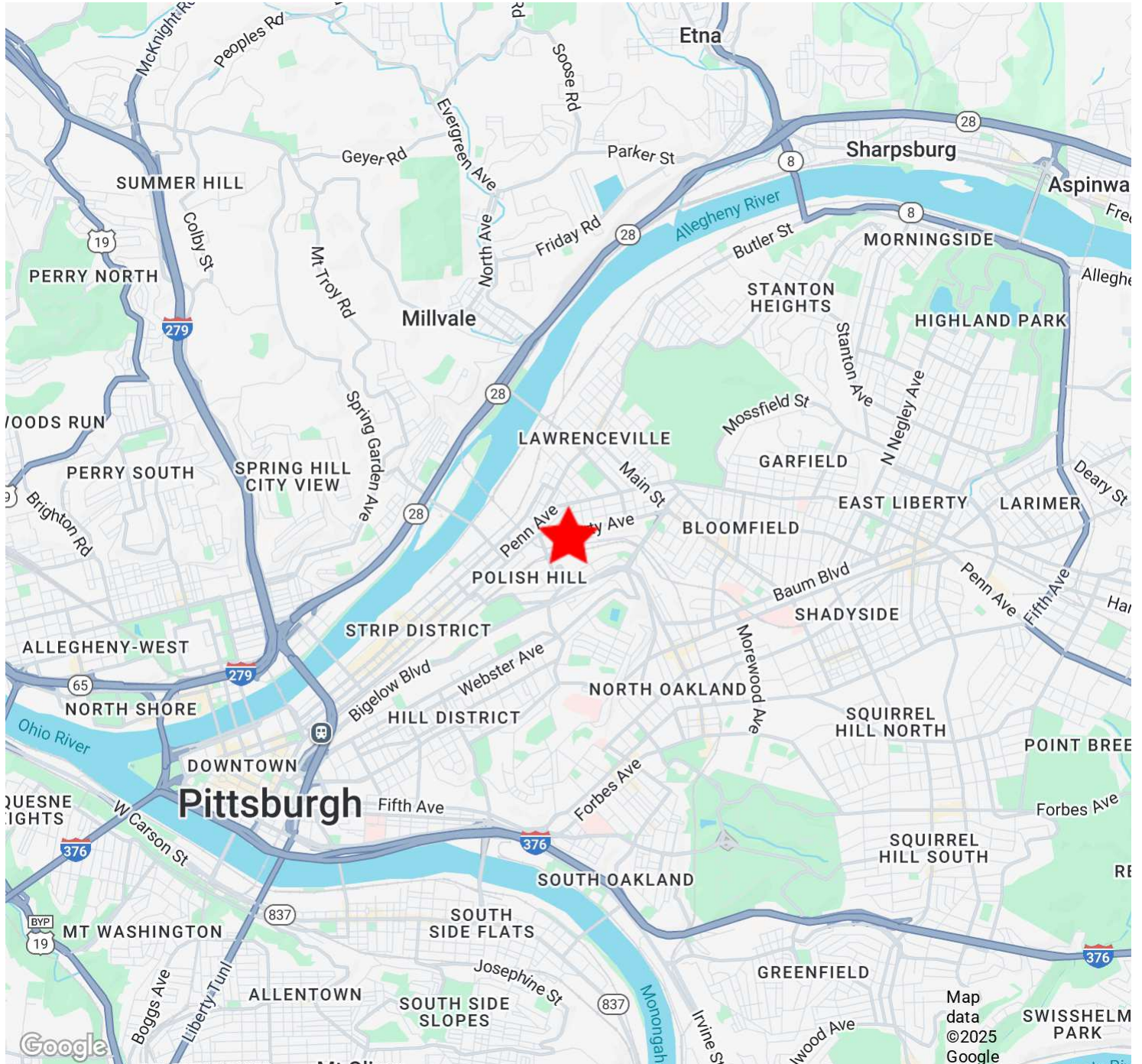
PENNCOM.COM

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ALL OCCASSIONS/SPS BUILDING
3600 Liberty Avenue, Pittsburgh, PA 15201



Township/Boro/Ward: **County:** Allegheny

Parcel ID: 0026-A-00120 & 178
Insurance is \$0.19/SF
All Occasions showroom is 2,400 SF

Building and Land Data

Gross SF: 12,710 SF
Floors: 1
Dimensions:
Lot Size: .65 acres
Parking:
Intended Use:
Present Use: Warehouse/Showroom
Year Built: 1950
Year Renovated: 2024
Construction: Masonry

Space Details

Truck Height:	2	Ceiling:	18'
Grade Level:	1	Zoning:	UI - Urban Industrial
Column Spacing:	20'	Sprinklers:	N
Elevators:	N	Rail:	N
Barge:	N	Cranes:	N

Utilities

Heat in Warehouse: Gas space heaters
Freezer or A/C in Warehouse: Yes
HVAC in Office: Yes
Lighting Type: Fluorescent
Electric Company: Duquesne Light
Amps: 200 Volts: 240 Phase: 3
Gas Company: Equitable Gas
Sewer Company: PWSA
Water Company: PWSA

Pricing

Tax Amount:	\$12,103 (\$0.95/SF)	Office Rental Rate:	
Rent per Month:		Warehouse Rental Rate:	
Gross/Net:	NN	Blended Rental Rate:	
Escalations:	Tx & Ins (\$1.14/SF total)	Rental Price/SF:	\$10.00
Sale Price:	\$1,652,300	Smallest Division:	
Sale Price/SF:	\$130.00/SF	Largest Division::	

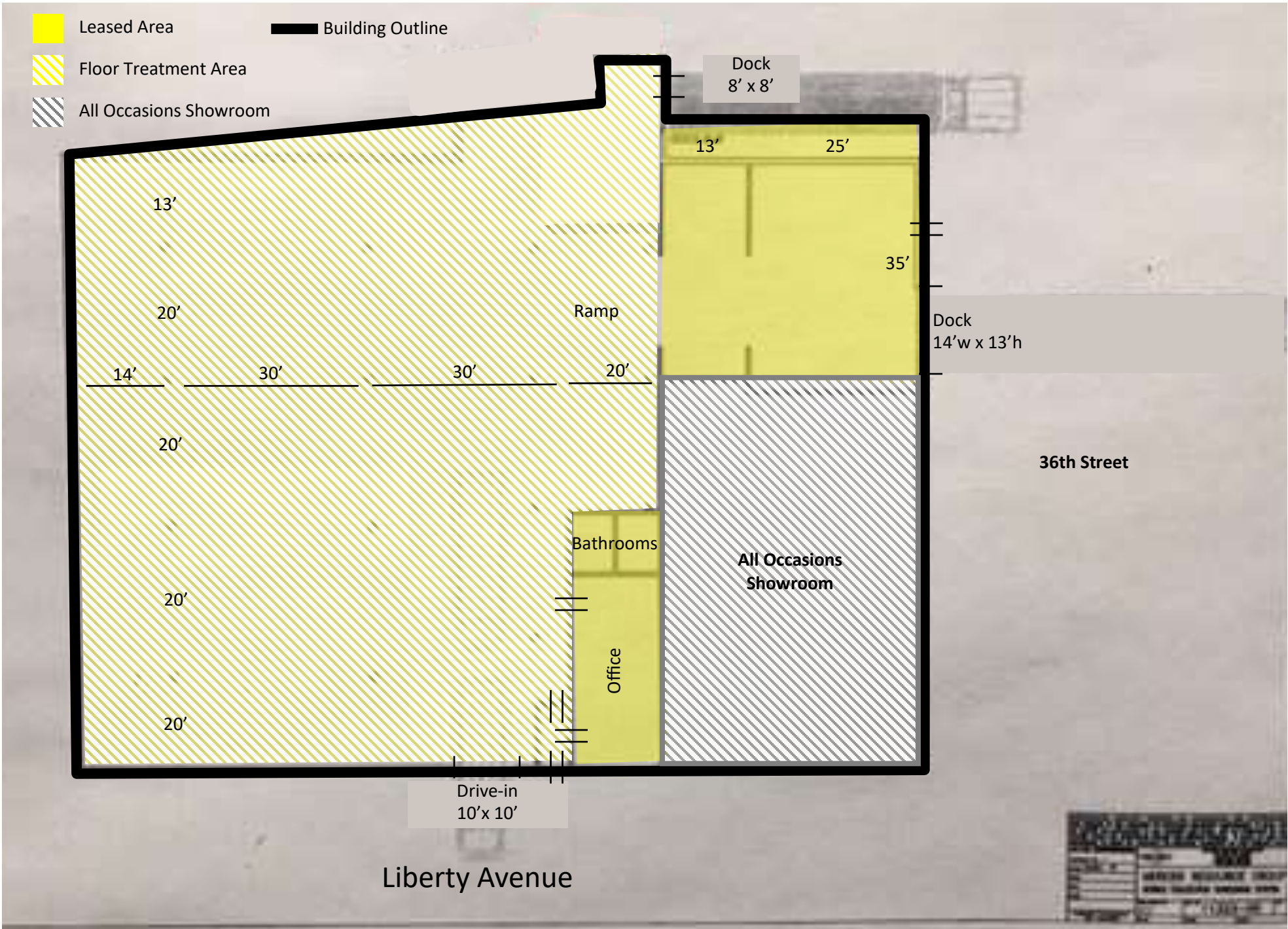
Availabilities

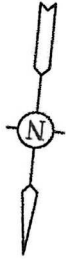
Total Available in Building: 12,710 SF	Office/Showroom: 3,010 SF	Warehouse: 9,700 SF	Possession Date: July 1, 2026
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No warranty or representation, express or implied, is made as to the accuracy of the information contained herein and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing condition, imposed by our principals.

EXHIBIT "A"

3600 Liberty Avenue, Pittsburgh, PA 15224





EXECUTORS REVISED
PBV 7 PG 16

N/F CITY OF PITTSBURGH
BLOCK-LOT: 26-A-134
TR14 PG 379

SASSAFRAS STREET - 40'

PLAN OF THE DENNY ESTATE,
IRON CITY PARK PLAN

BLOCK-LOT: 26-A-178
13001 SQ. FT.
0.298 ACRES

BLOCK NO. 62

S 82°30'00" W 130.08' (DEED) (CALC.)

S 05°32'00" E 100.00'

S 05°32'00" E 100.00'

EWING STREET - 20'

S 82°30'00" W 130.08' (DEED) (CALC.)

N/F K. WASSERMAN
BLOCK-LOT: 26-A-110
DBV 11517 PG 169

BLOCK-LOT: 26-A-120
15254 SQ. FT.
0.350 ACRES

BLOCK NO. 61

1 STORY BUILDING
3600 LIBERTY AVENUE

S 84°28'00" W 130.00'

LIBERTY AVENUE - 80'

36TH STREET - 40'

BLOCK NO. 51

BLOCK NO. 52

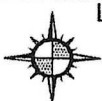
BLOCK-LOTS: 26-A-120 & 26-A-178
DBV 8007 PG 320

BEING LOTS 1, 2, 3, 4, 5, AND PART OF LOT 6 IN BLOCK NO. 61
AND LOTS 1, 2, 3, 4, 5, AND PART OF LOT 6 IN BLOCK NO. 62
IN THE EXECUTORS REVISED PLAN OF THE DENNY ESTATE
IRON CITY PARK PLAN AS RECORDED IN PBV 7 PG 16

PLAN OF PROPERTY

FOR
ART BROWN

SITUATE IN
6TH WARD, CITY OF PITTSBURGH
ALLEGHENY CO., PA



Lawrence R. Elliott Surveying Inc.
Land Surveyors & Development Design
608 E. McMurray Rd., Suite 104
McMurray, PA 15317
(724) 942 3144 Fax (724) 942 3430

SCALE: 1"=40'

PBV 7 PG. 16

DATE: APRIL 2013
F-4-12-13

583 - P49 - 6190

Exhibit A

