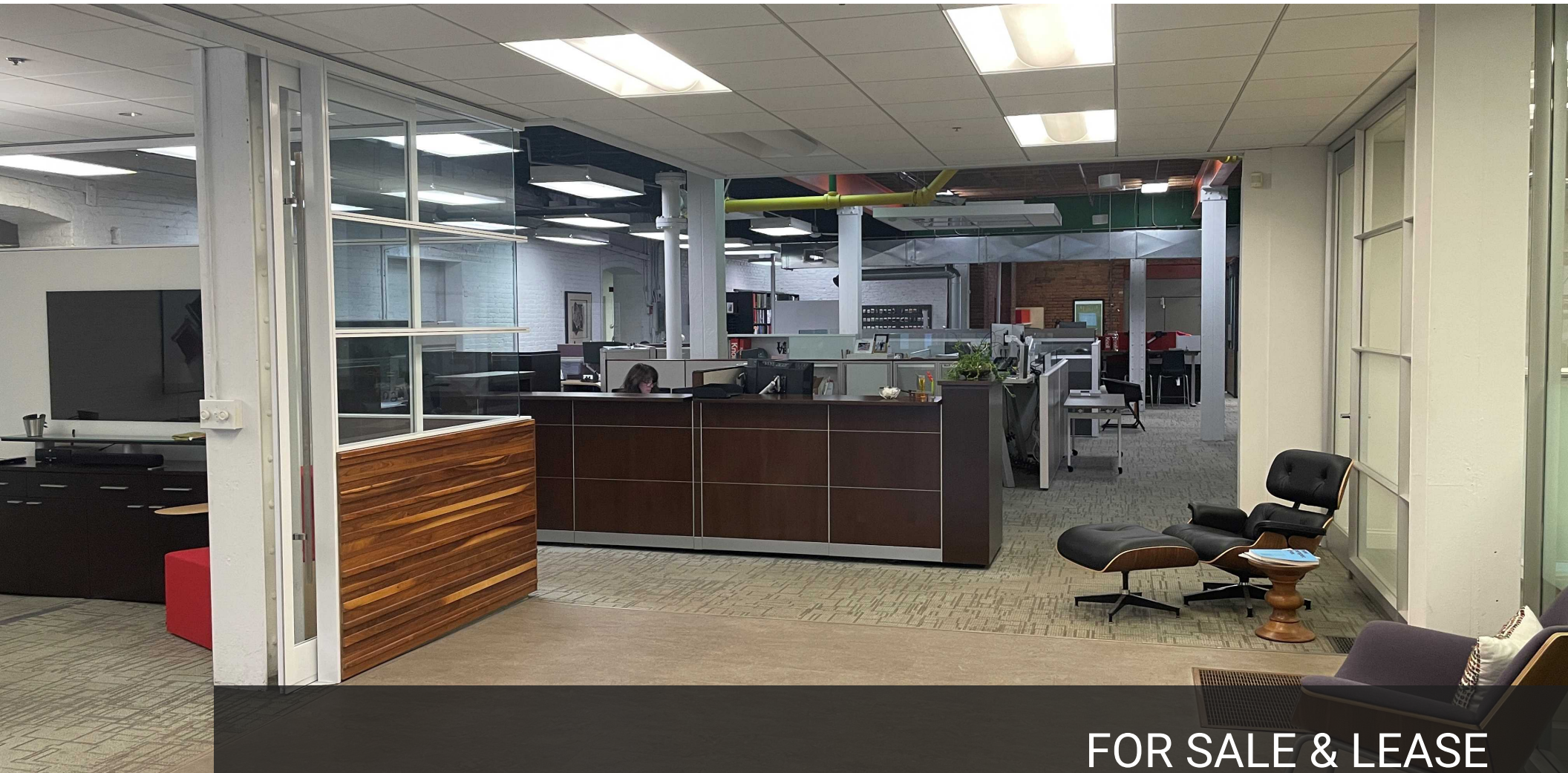


COMMERCIAL FOR SALE & LEASE

# PITTSBURGH WEST END WAREHOUSE / OFFICE

1900 LOWE STREET, PITTSBURGH, PA 15220



FOR SALE & LEASE

**KW COMMERCIAL**  
1500 Oxford Dr Suite 110  
Bethel Park, PA 15102



Each Office Independently Owned and Operated

**PRESENTED BY:**

**BRIAN GRUBBS**  
Associate | Pittsburgh  
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briangrubbs@kwcommercial.com

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1900 LOWE STREET



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# EXECUTIVE SUMMARY

1900 LOWE STREET



## OFFERING SUMMARY

<b>PRICE:</b>	\$1,700,000
<b>BUILDING SF:</b>	50,000 +/-
<b>PRICE / SF:</b>	\$34.00 SF
<b>LEASE RATE:</b>	\$8.00 SF
<b>LEASE TERM:</b>	Negotiable
<b>LOT SIZE:</b>	1.18 Acres
<b>CLEAR HEIGHT:</b>	10.9' - 12'
<b>DOCK DOORS:</b>	1
<b>POWER:</b>	3-Phase

## Description

50,000 SF +/- Building with an additional 10k Basement. Owner would consider selling at \$1.7

Available for Lease

9,500 SF +/- First Floor Office/Warehouse.

20,000 SF +/- Second Floor Warehouse

10,000 SF +/- Third Floor Warehouse

20,000 SF +/- Basement Warehouse

3-Phase Power, Freight Elevator, Dock, Ample parking for 25 plus vehicles

Ceiling Heights 10'9 - 12'

Sprinklered

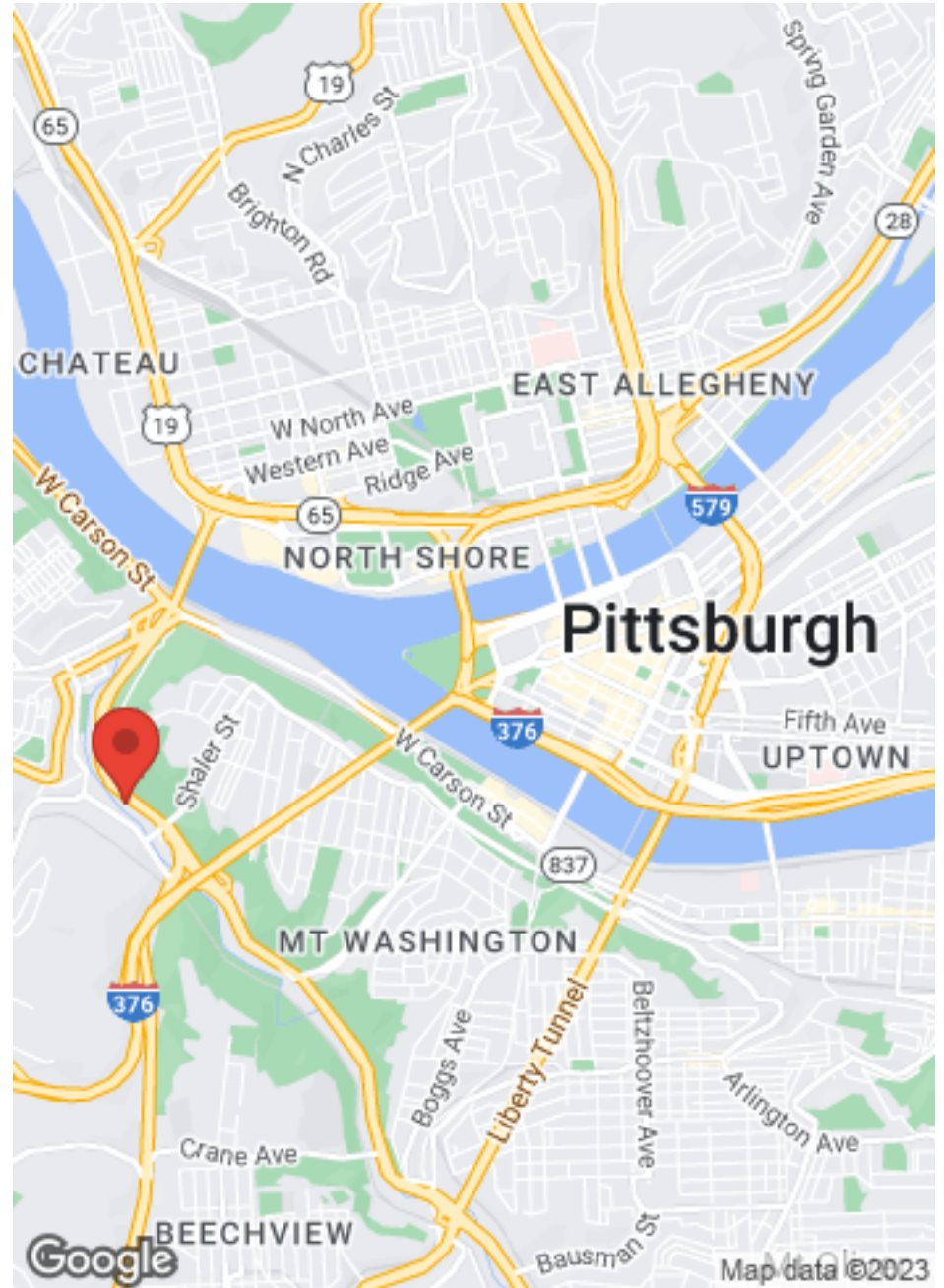
# PROPERTY PHOTOS

1900 LOWE STREET



# LOCATION MAPS

1900 LOWE STREET



# AERIAL MAP

1900 LOWE STREET

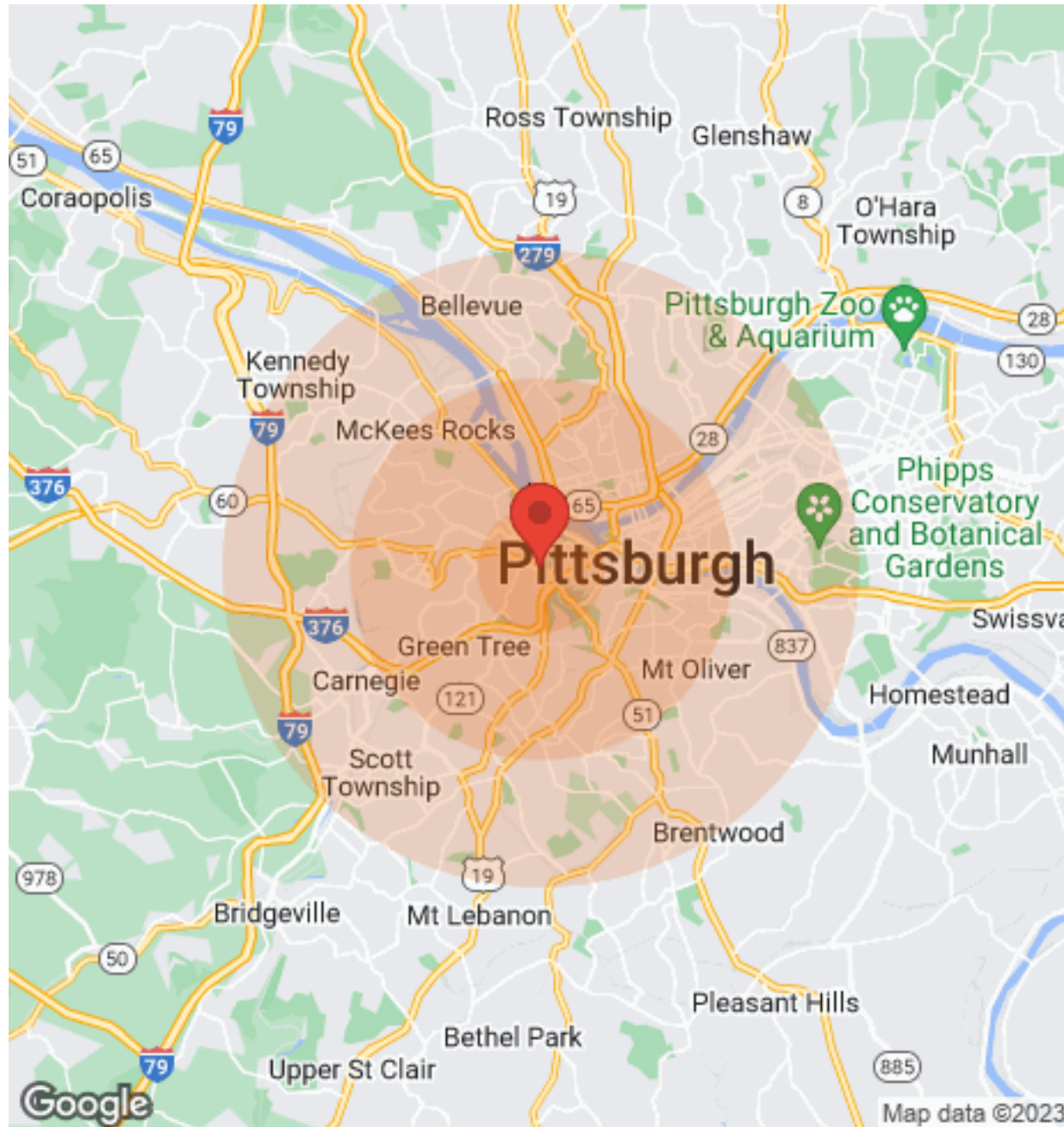


Google

Map data ©2023 Imagery ©2023 Maxar Technologies, Sanborn, U.S. Geological Survey, USDA/FPAC/GEO

# DEMOGRAPHICS

1900 LOWE STREET



Population	1 Mile	3 Miles	5 Miles
Male	3,779	65,178	163,207
Female	4,045	64,844	171,151
Total Population	7,824	130,022	334,358

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	895	18,895	46,240
Ages 15-24	606	13,777	35,284
Ages 55-64	1,159	17,593	43,613
Ages 65+	1,616	24,634	64,089

Race	1 Mile	3 Miles	5 Miles
White	7,171	93,216	269,307
Black	543	30,959	49,761
Am In/AK Nat	N/A	18	47
Hawaiian	N/A	6	16
Hispanic	17	1,714	3,584
Multi-Racial	124	5,906	12,312

Income	1 Mile	3 Miles	5 Miles
Median	\$42,828	\$37,529	\$38,938
< \$15,000	608	12,138	28,666
\$15,000-\$24,999	462	8,080	20,755
\$25,000-\$34,999	380	6,638	18,324
\$35,000-\$49,999	465	8,200	21,681
\$50,000-\$74,999	800	9,700	25,546
\$75,000-\$99,999	375	5,328	14,463
\$10,000-\$149,999	439	4,420	12,137
\$150,000-\$199,999	116	1,079	3,405
> \$200,000	200	1,169	3,752

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,790	69,417	173,258
Occupied	4,198	59,434	153,241
Owner Occupied	2,648	30,295	82,742
Renter Occupied	1,550	29,139	70,499
Vacant	592	9,983	20,017