

# LAWRENCEVILLE WAREHOUSE FOR SALE

3509 Smallman Street, Pittsburgh, PA 15201



## 12,577 SF

- Corner Site
- 20'-36' Ceilings
- Retail/Showroom
- 2 Loading Docks
- Abundant Cold Storage
- Customer Parking
- Masonry Construction
- FF&E Included in Sale

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**NAI Burns Scalo**

Brokerage Services

412.250.3000 | [naiburnsscalo.com](http://naiburnsscalo.com)

# PROPERTY PHOTOGRAPHY



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# LOCATION



- Convenient Access from 31st Street and 40th Street Bridges
- Walking Distance of Lawrenceville Commercial District and Butler Street Amenities
- Close Proximity to Major I-376, I-279, and Rt 28



**10 MIN**



**12 MIN**



**2 MIN**

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