

FOR SALE OR LEASE > URBAN LIGHT MANUFACTURING & ADJACENT CORNER LOT

304 Jumonville Street

PITTSBURGH, PA 15219 (UPTOWN)



Building: \$3,500,000 » Corner Lot: \$500,000



Property Information

> **Building Size:** 58,024 SF Total (Not including mezzanine & basement)

- » +/- 42,634 SF - 1st floor production including +/- 1,810 SF of office
- » 15,390 SF - 2nd floor production

> **Building Lot:** 52,994 SF

> **Corner Lot:** 15,840 SF

> **Ceiling Height:** 1st Floor - 17' Clear; 2nd Floor - 14' Clear

> **Elevators:** Freight - 6,000 LB Capacity

> **Dock Doors:**

- » 2 interior dock positions to accommodate 2 trucks each (24'x14')
- » 8'x10' maintenance shop access

> **HVAC:** Production area is heated by gas fired boiler with CoRayVac units over loading docks

> **Sprinkler:** Fully sprinklered - wet system

> **Electric:** 1200 amp/880 volt/3 phase

> **Lighting:** Fluorescent (T-5)

> **Zoning:**

- » Building - NDI - Neighborhood Industrial
- » Corner Lot - LNC - Neighborhood Commercial

> **Real Estate Tax Info:**

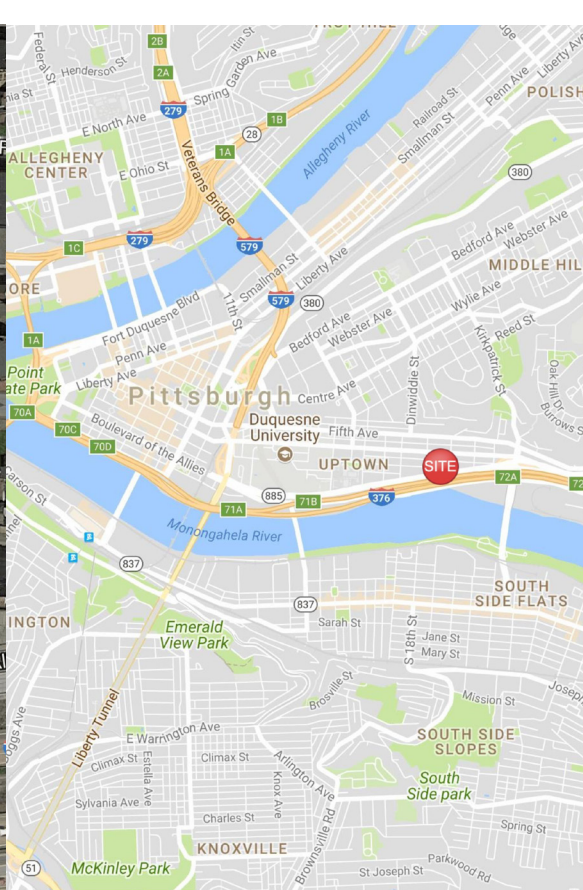
- » Building: Tax ID # 11-K-276
Assessed Value: \$1,962,800
2017 Tax Bill: \$44,418.16
- » Lot: Tax ID # 11-K-119
Assessed Value: \$335,400
2017 Tax Bill: \$7,590.10

> **Verizon Wireless Lease:** Building is being sold with Verizon Wireless Cell Tower lease in place (additional information available upon request)

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Location Highlights

- Within the recently approved bus rapid transit corridor
- Close Proximity to Downtown and Oakland
- Located just off the Boulevard of the Allies
- Easily accessible to I-376

Contact Us

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