

FOR LEASE > CLASS A OFFICE / FLEX SPACE

# Sharpsburg Business Park

307 23RD STREET EXTENSION, SHARPSBURG, PA 15215



SAMPSON · MORRIS GROUP



## TWO NEWLY RENOVATED BUILDINGS NEAR ROUTE 28 & THE HIGHLAND PARK BRIDGE

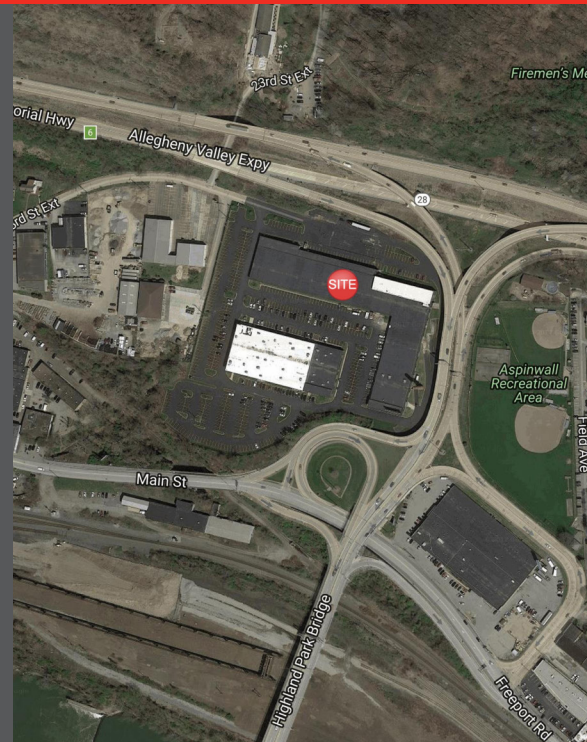
**BUILDING A: 100,669 SF TOTAL | 41,550 SF AVAILABLE  
SUBDIVIDABLE BY 10,000 SF**

- > First floor: 33,750 SF
- > Second floor: 7,800 SF
- > Asking lease rate: \$16.50/SF Industrial Gross
- > 5 to 1 parking ratio
- > Building shell renovations complete

**BUILDING B: 45,947 SF - FULLY LEASED**

### Site Information

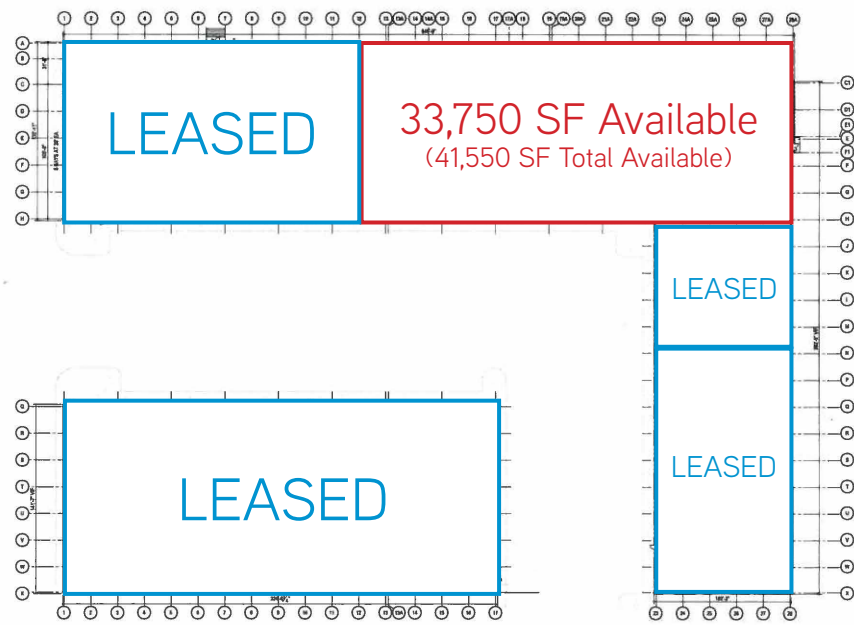
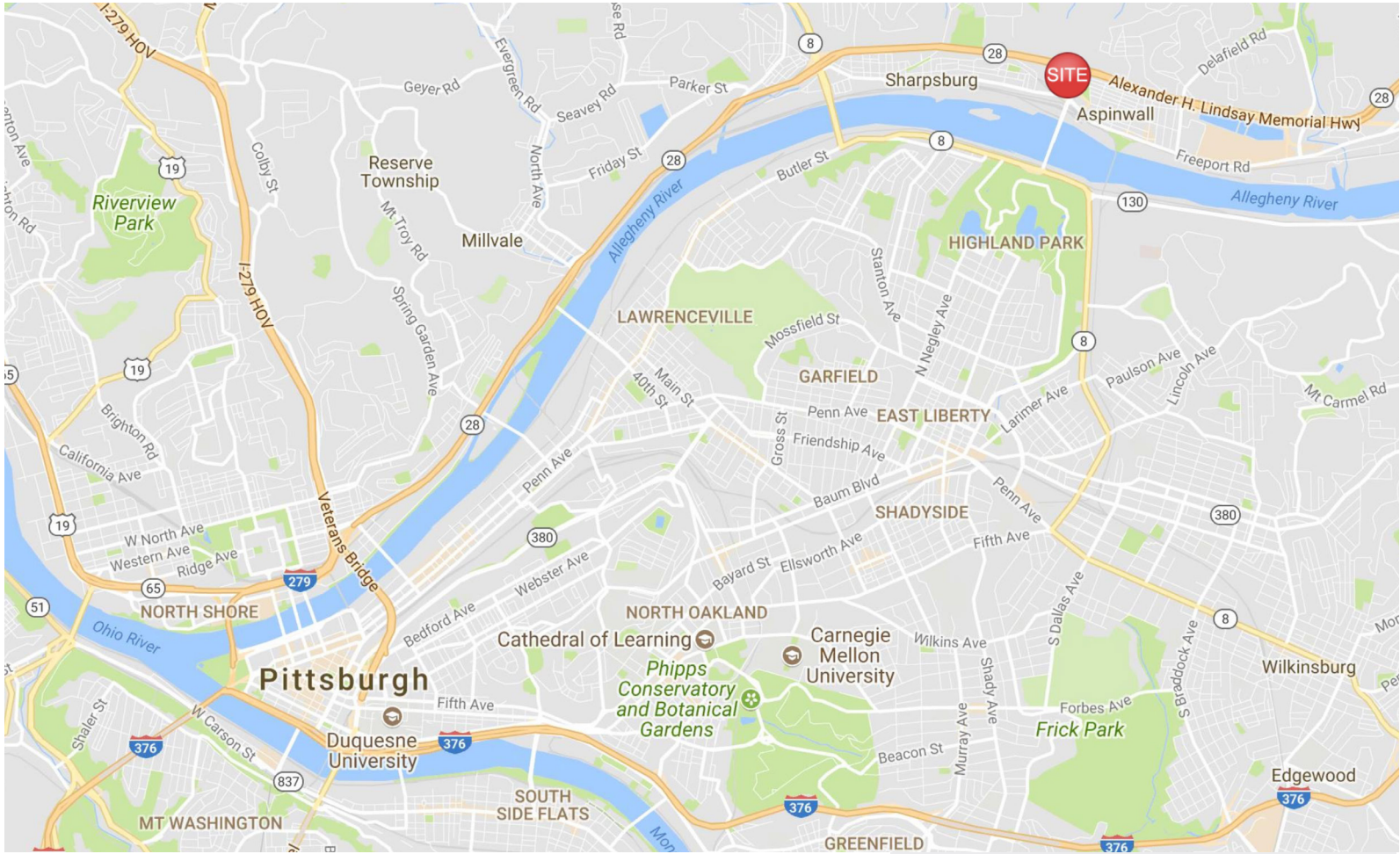
- > Up to 14' 6" clear ceiling height
- > Dock and drive in access
- > Usable SF = Rentable SF
- > No common area factor
- > Modern efficient design
- > Fiber optics provided by Verizon
- > Large dedicated parking lot
- > 7 Miles from downtown



JOHN BILYAK SIOR, CCIM  
PRINCIPAL | PITTSBURGH  
INDUSTRIAL BROKERAGE  
412 321 4200 | EXT. 209  
john.bilyak@colliers.com

MAMADOU BALDÉ JD  
VICE PRESIDENT | PITTSBURGH  
OFFICE BROKERAGE  
412 321 4200 | EXT. 224  
mamadou.balde@colliers.com

COLLIERS INTERNATIONAL | PITTSBURGH  
Two Gateway Center  
603 Stanwix Street, Suite 125  
Pittsburgh, PA 15222  
www.colliers.com/pittsburgh



## Contact Us

JOHN BILYAK SIOR, CCIM  
 PRINCIPAL | PITTSBURGH  
 INDUSTRIAL BROKERAGE  
 412 321 4200 | EXT. 209  
[john.bilyak@colliers.com](mailto:john.bilyak@colliers.com)

MAMADOU BALDÉ JD  
 VICE PRESIDENT | PITTSBURGH  
 OFFICE BROKERAGE  
 412 321 4200 | EXT. 224  
[mamadou.balde@colliers.com](mailto:mamadou.balde@colliers.com)

COLLIERS INTERNATIONAL | PITTSBURGH  
 Two Gateway Center, Suite 125  
 603 Stanwix Street  
 Pittsburgh, PA 15222  
[www.colliers.com/pittsburgh](http://www.colliers.com/pittsburgh)

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

