

# FOR LEASE

1701 LINCOLN HIGHWAY, NORTH VERSAILLES TWP. PA 15137



3 Available spaces for flex/light industrial usage

## Multiple flex spaces available on Route 30

49,000 SF (Subdividable), 34,809 SF, and 7,200 SF (Subdividable)

Located in Pittsburgh's Parkway East submarket, this leasing opportunity offers users a range of square footage across three separate spaces: a former Giant Eagle grocer (49K SF), a former Big Lots retailer (34K SF), and an endcap in shell condition (7K SF).



### Pittsburgh Plaza East: Site Advantages

- Direct access to Route 30
- Within 15 minutes of I-76, Route 8, Route 22, and Route 286 access
- Located within a 10-mile radius of multiple industrial parks
- 3 miles away from newly developed Amazon fulfillment center
- Great labor force access, surrounded by residential

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# Excellent connectivity and workforce access



## The Parkway East Submarket

Home to dozens of established industrial users, the Parkway East is well recognized for its excellent thoroughway interconnectivity, providing businesses in the area with a strategic advantage when it comes to accessing major highways, services, workforce, and amenities.

### 1701 Lincoln Highway 5-Mile Demographics

- 1 TOTAL POPULATION 128,100
- 2 # OF BUSINESSES 5,064
- 3 # OF EMPLOYEES 60,190

## Drivetimes to Nearby Markets

- Monroeville: 15 minutes (7 miles)
- West Mifflin: 18 minutes (9 miles)
- Downtown: 22 minutes (15 miles)
- Harwick: 28 minutes (18 miles)

## Drivetimes to Major Highways

- I-376/Rt. 22 : 15 minutes (7 miles)
- Route 8: 15 minutes (7 miles)
- I-76: 15 minutes (5.8 miles)
- Route 28: 34 minutes (15 miles)



## Property Highlights



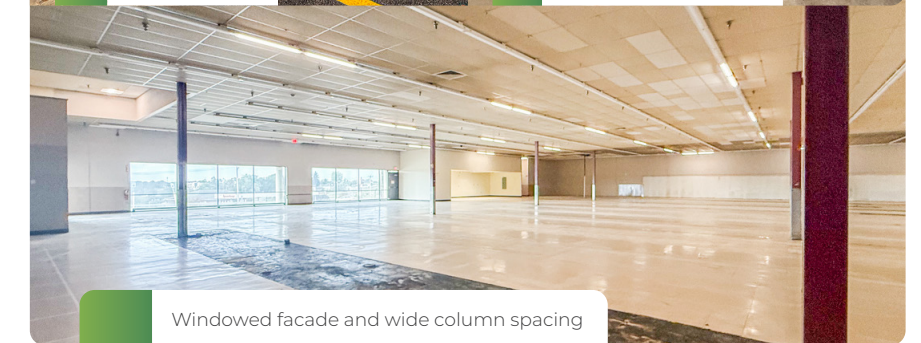
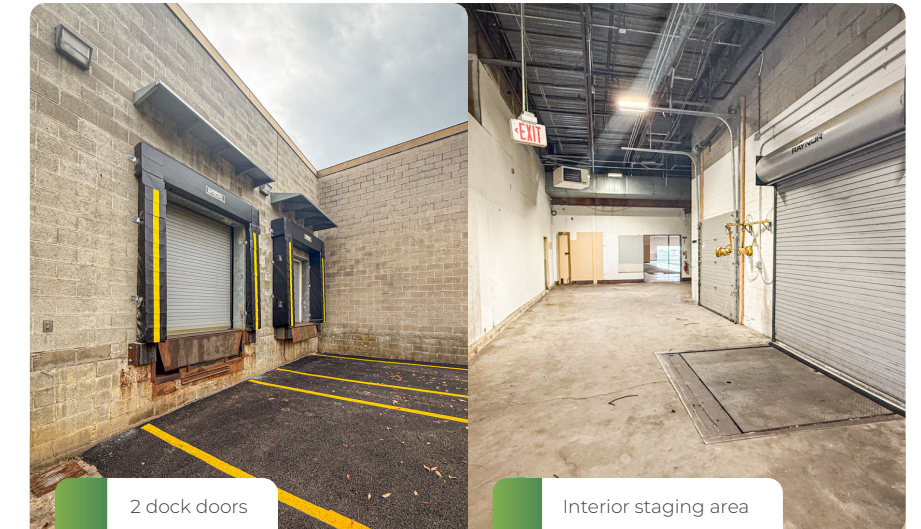
This availability is subdividable.

- 2 dock doors
- Potential to add drive-in access
- Fully conditioned building
- Fully sprinklered throughout
- 1200 AMP, 277/480V power
- ± 39' x ± 28.9' column spacing
- Clear height is 14'6" to beam and increases to 16'6" in rear portion of the building

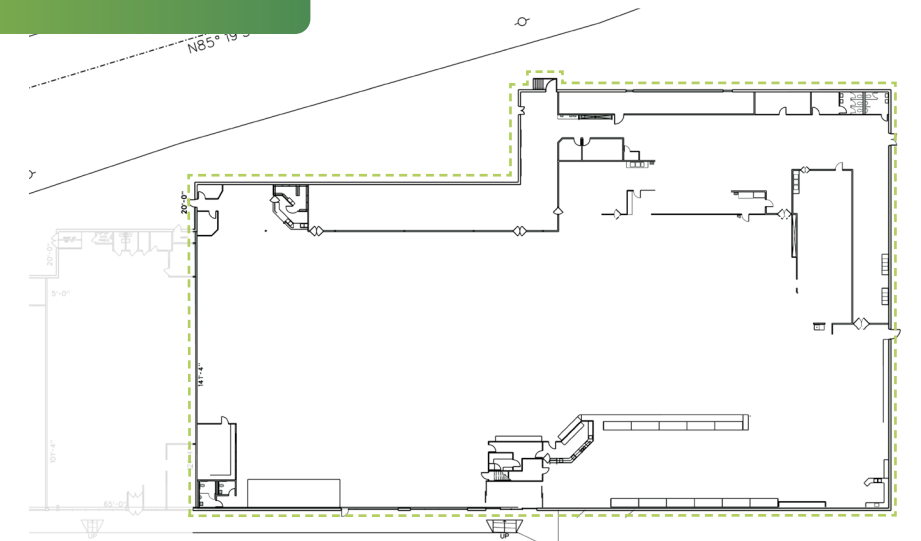
This 49,000-square-foot opportunity features drop ceilings, a rear staging area with access to multiple docks, private restrooms on either side of the building, and existing partitions which can be removed to allow for a more open floor plan.

Former Giant Eagle Location

# 49,000 Square Feet Flex Opportunity



## Floor Plan



### Property Highlights



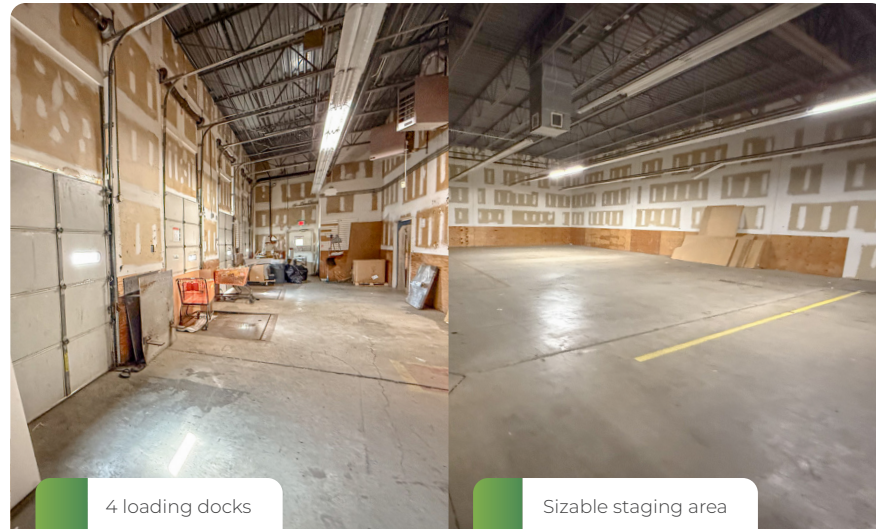
This availability is subdividable.

- 4 dock doors
- Potential to add drive-in access
- Fully conditioned building
- Fully sprinklered throughout
- 800 AMP, 277/480V power
- ±40' x ±40' column spacing
- Clear height is 16'1" to beam

This 34,804-square-foot opportunity features a newly renovated, wide open space with painted ceilings and polished concrete floors, offering endless possibility for buildout to suit any operation.

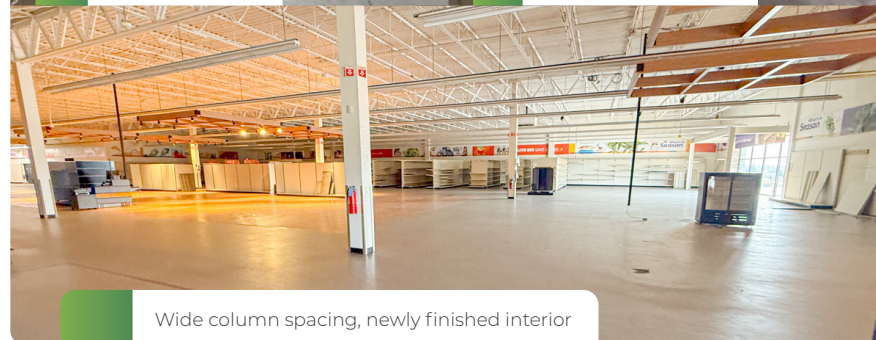
Former Big Lots Location

# 34,809 Square Feet Flex Opportunity



4 loading docks

Sizable staging area

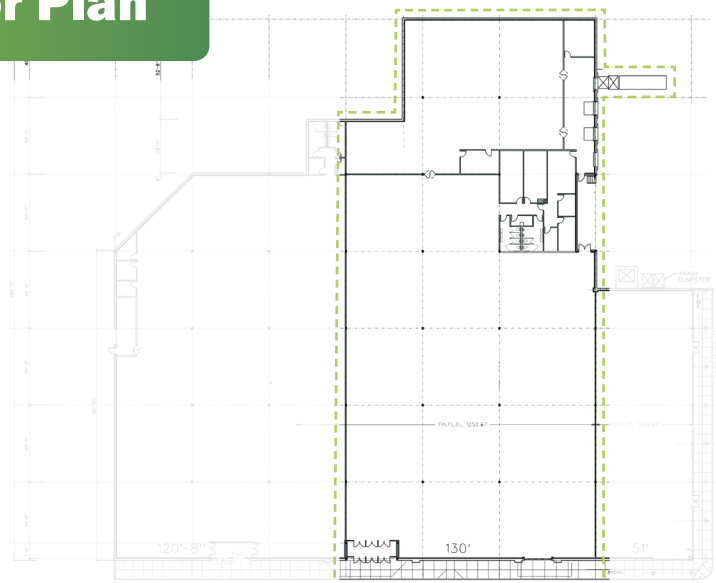


Wide column spacing, newly finished interior

## Floor Plan



34K



### Property Highlights



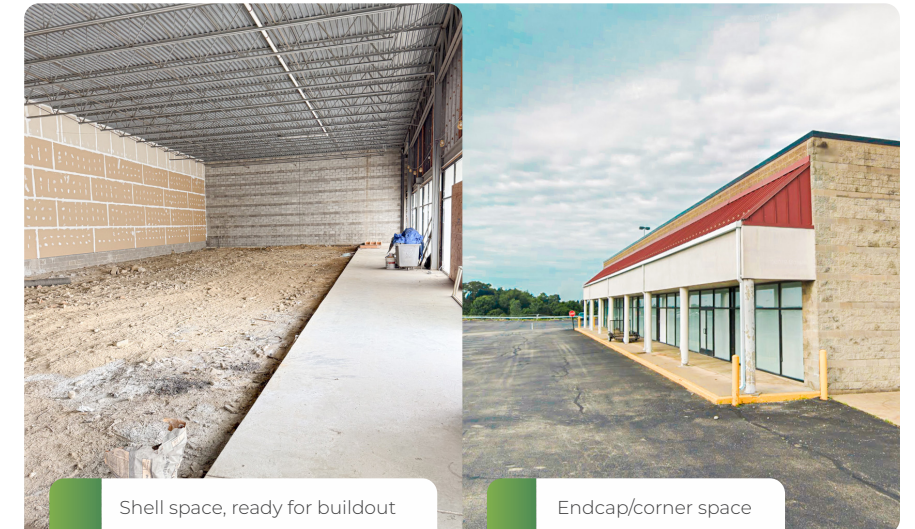
This availability is buildout ready.

- Endcap corner space
- Potential to add drive-in access
- Windowed facade
- Multiple entry points
- Zoned GR (General Retail), with listed permitted uses including: small-scale industrial, warehouse, and service uses; office, administrative, and related industries; transient retail operations; large and small-scale retail and service.

This 7,200-square-foot opportunity is located on the endcap of a building anchored by Dunham's Sports, and is ready to be built out to meet your requirements. Facade features floor-to-ceiling windows and two entries.

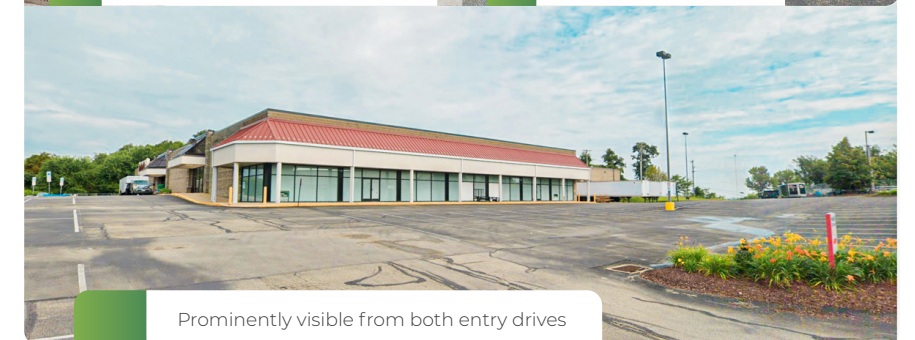
Fully Shell Condition Space

# 7,200 Square Feet BTS Opportunity



Shell space, ready for buildout

Endcap/corner space

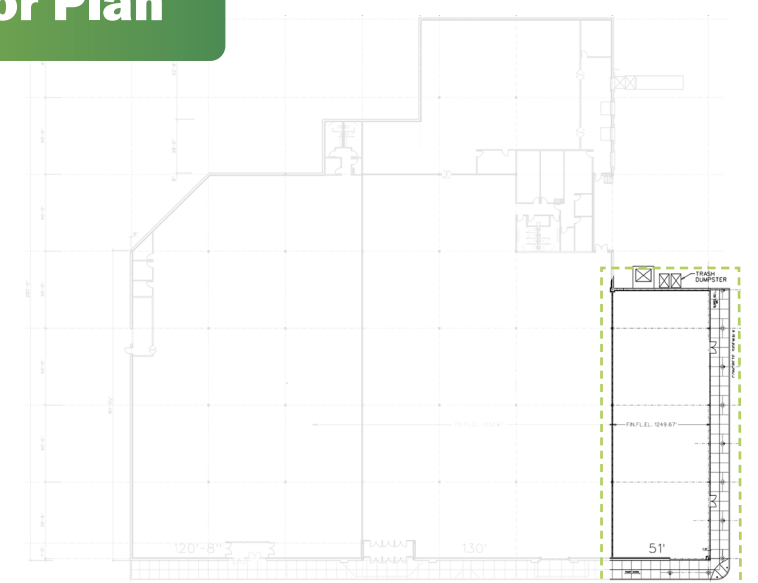


Prominently visible from both entry drives

## Floor Plan



7K





## Ready to make your next move?

Get in touch with our listing agents below to find out more about our opportunities in Pittsburgh Plaza East at **1701 Lincoln Highway in North Versailles, PA.**



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