

FOR SALE OR LEASE > 28,981 SF OFFICE / LIGHT MANUFACTURING BLDG + 100 CAR PARKING LOT

# 1105 Pittsburgh Street

CHESWICK, PA 15024



## IMPROVEMENTS

- > 28,981 SF Office/Lt. Manufacturing Building
  - 4,000 SF +/- Two Story Office Area
  - 24,981 SF +/- One Story Manufacturing Area
- > 100% Conditioned Space
- > 2 Grade level doors
- > 2 Dock high overhead doors
- > Compressed air throughout

## SITE

- > Total Land: 83,609 SF
  - Building Site: 55,417 SF
  - Parking Lot: 28,192 SF (100 cars)
- > Zoned C-2 / Commercial District
- > Real Estate Taxes: \$ 24,961.24 (2016)
- > Traffic Count: 12,000 (2014 AADT )

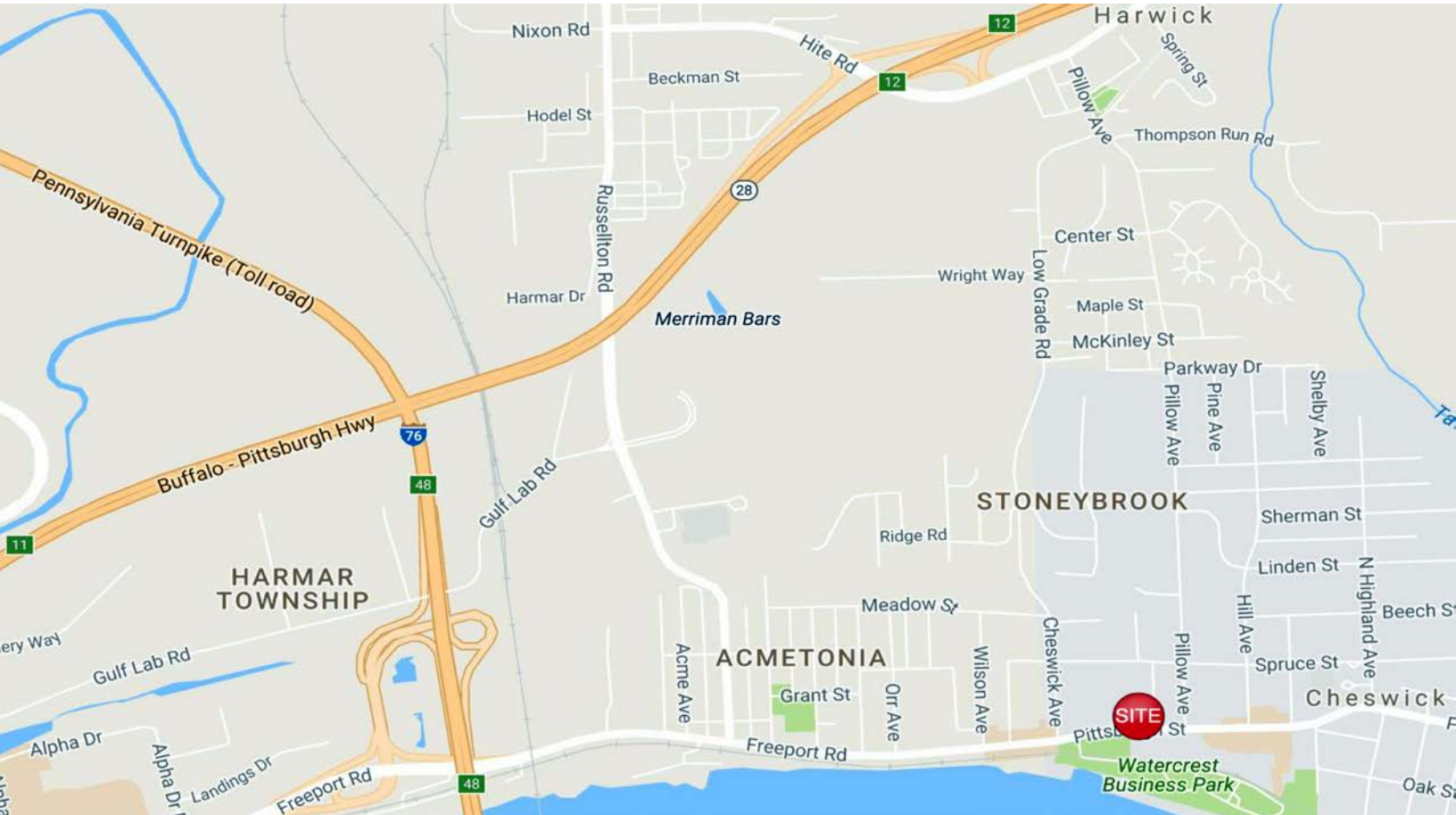
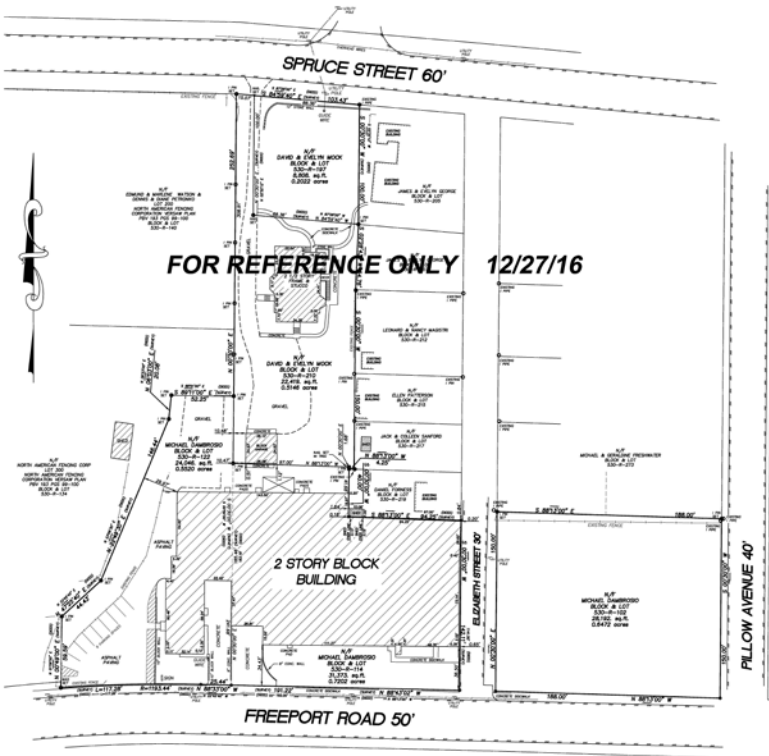


RAYMOND OROWETZ P.E.  
VICE PRESIDENT | INDUSTRIAL  
BROKERAGE | PITTSBURGH  
412 321 4200 | EXT. 207  
ray.owetz@colliers.com

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

# DEMOGRAPHICS

|         | Population | Number of Households | Average Household Income |
|---------|------------|----------------------|--------------------------|
| 1 Mile  | 4,504      | 2,164                | \$61,174                 |
| 3 Miles | 30,539     | 13,826               | \$71,701                 |
| 5 Miles | 89,719     | 39,495               | \$74,721                 |



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.