

FOR LEASE > CLASS A OFFICE / FLEX BUILDING

173 Industry Drive

PITTSBURGH, PA 15275



SAMPSON • MORRIS GROUP



Property Information

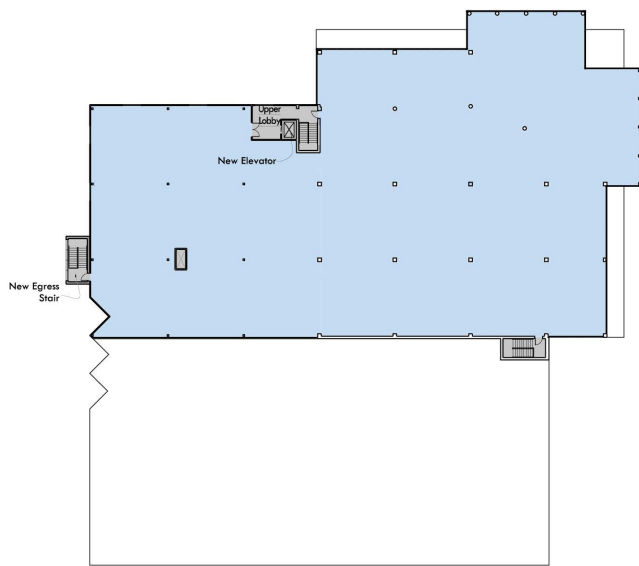
- > 71,000 SF | Class A office / flex building
- > +/- 5:1 parking ratio
- > Building back-up generator (350 KW) (approximately 16 hours)
- > Business park setting
- > 21' +/- clear ceiling heights in portions of the building
- > 30' Column space
- > Dock high access
- > All new mechanical systems
- > Large efficient floor plate
- > Rentable square footage = usable square footage
- > Close proximity to I-376 and the Pittsburgh International Airport
- > Restaurants, retailers and hotels nearby



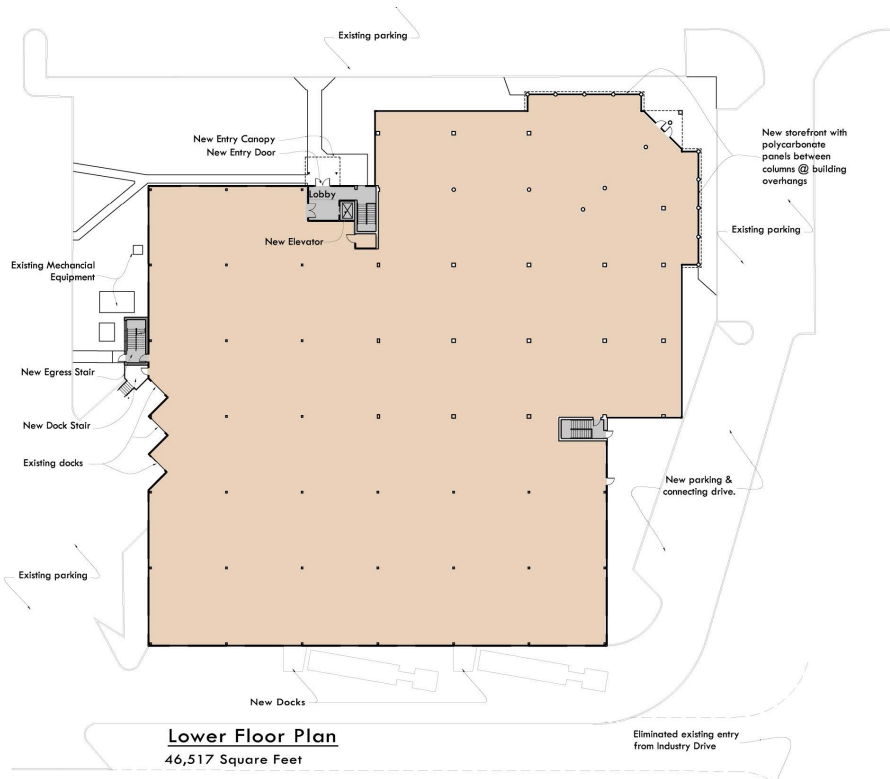
JOHN BILYAK SIOR, CCIM
PRINCIPAL | PITTSBURGH
INDUSTRIAL BROKERAGE
412 321 4200 | EXT. 209
john.bilyak@colliers.com

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

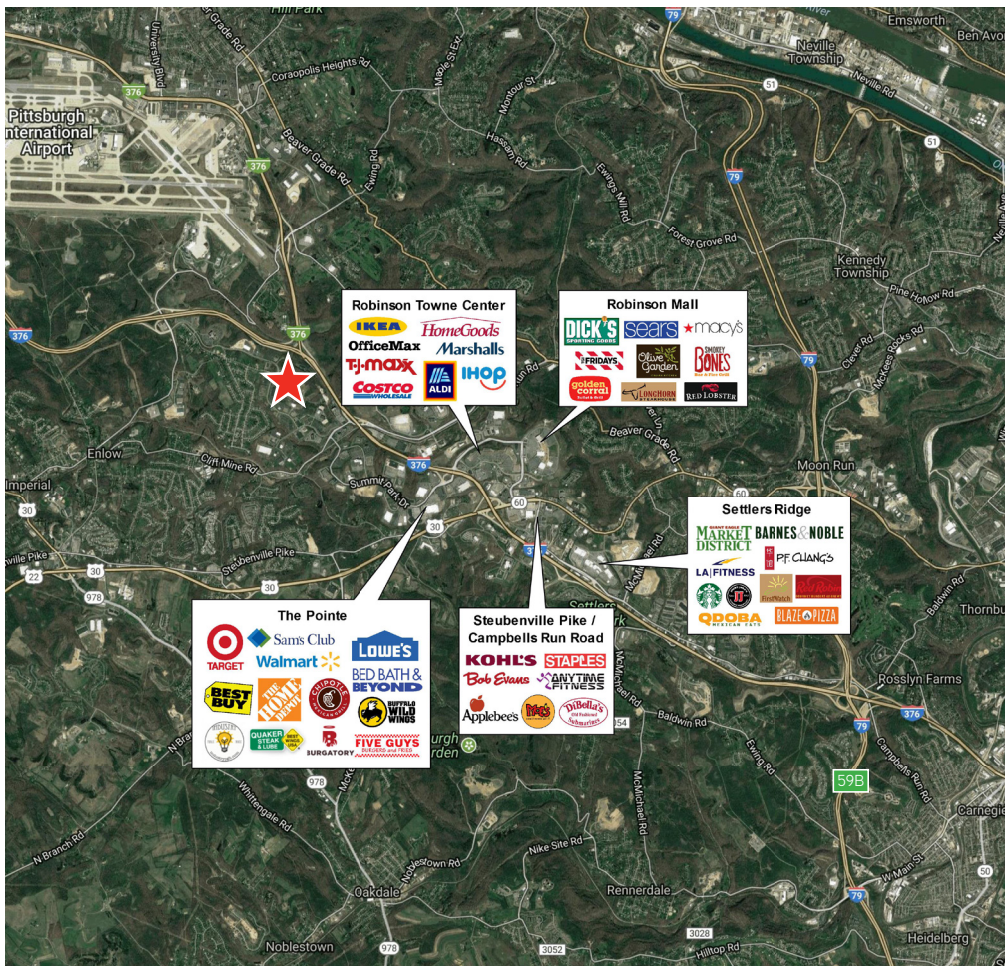
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Two Gateway Center
603 Stanwix Street, Suite 125
Pittsburgh, PA 15222
www.colliers.com/pittsburgh



Upper Floor Plan
25,022 Square Feet



Lower Floor Plan
46,517 Square Feet



Contact Us

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