

FOR LEASE > 128,500 SQUARE FEET | WILL SUBDIVIDE

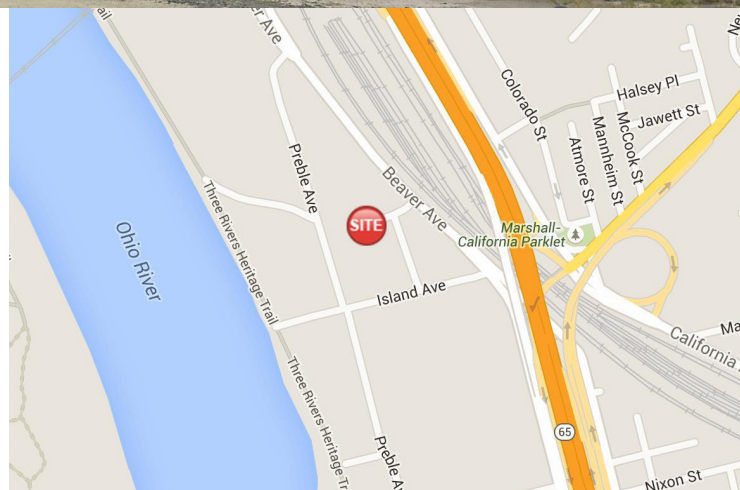
# 1700 Island Avenue

NORTH SIDE, PITTSBURGH, PA 15233



## Property Information

- > Former bakery, warehouse & distribution center
- > 128,500 SF Total
  - > 62,500 SF ground floor includes:
    - > 42,500 SF garage / warehouse (14' clear)
    - > 20,000 SF showroom / warehouse / dock access
  - > 12,200 SF +/- 2nd floor offices including men's and women's locker rooms
  - > 53,800 SF on 2nd through 5th levels (via freight elevators); most suitable for dead storage @ discounted rates
- > Three (3) dock high overhead doors; recessed covered truck well
- > Two (2) 14' (W) x 13'6" (H) grade level doors
- > Fully sprinkled
- > 3 Freight elevators; 1 @ 10000 # / 2 @ 6000 #
- > Floor drains
- > Adjacent paved parking for 40 vehicles + paved 60,000 SF lot
- > Good access to main arteries (U.S. Routes 19, 28 & 65, I-279 and I-376) and in close proximity to the Central Business District

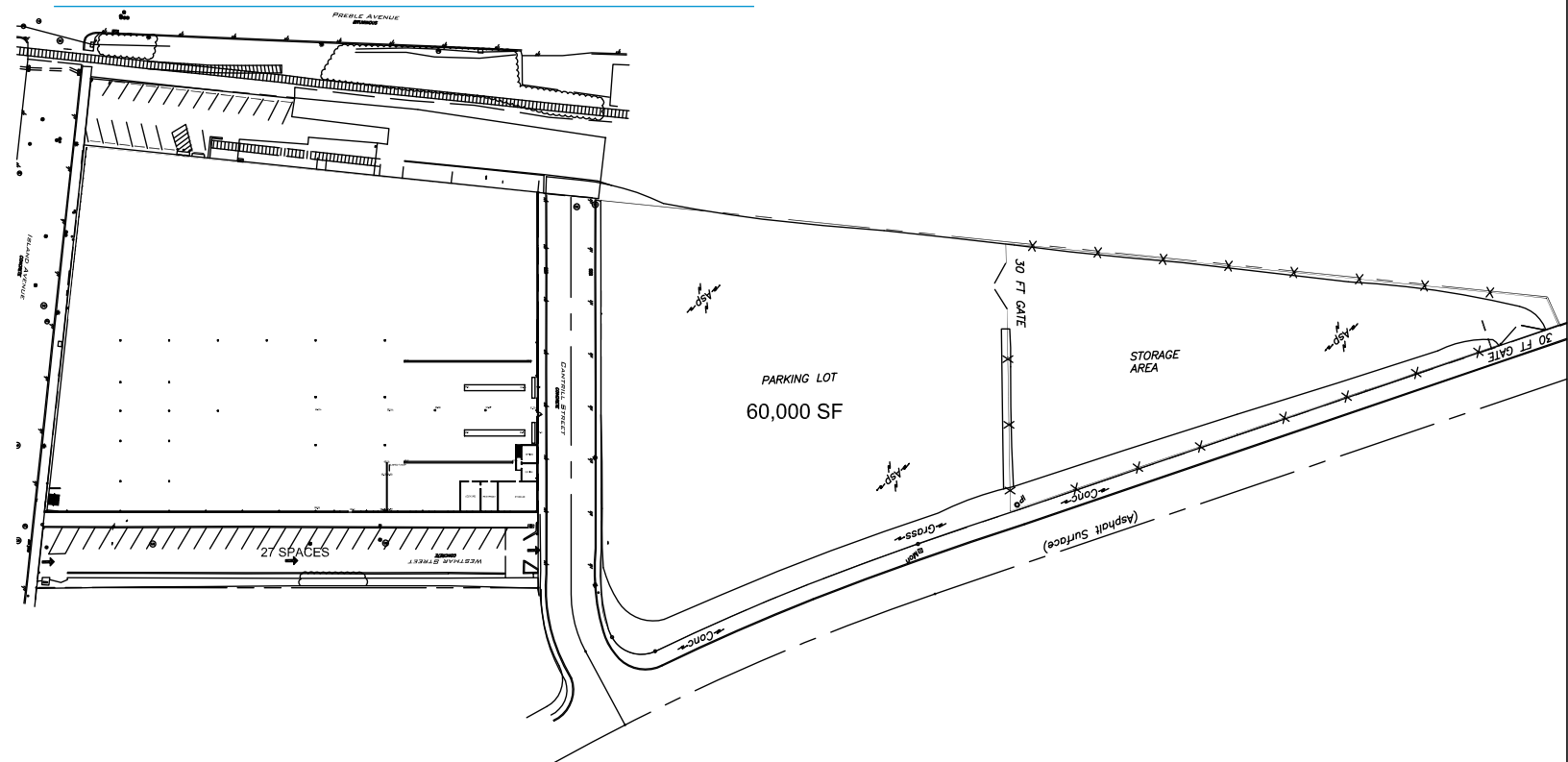


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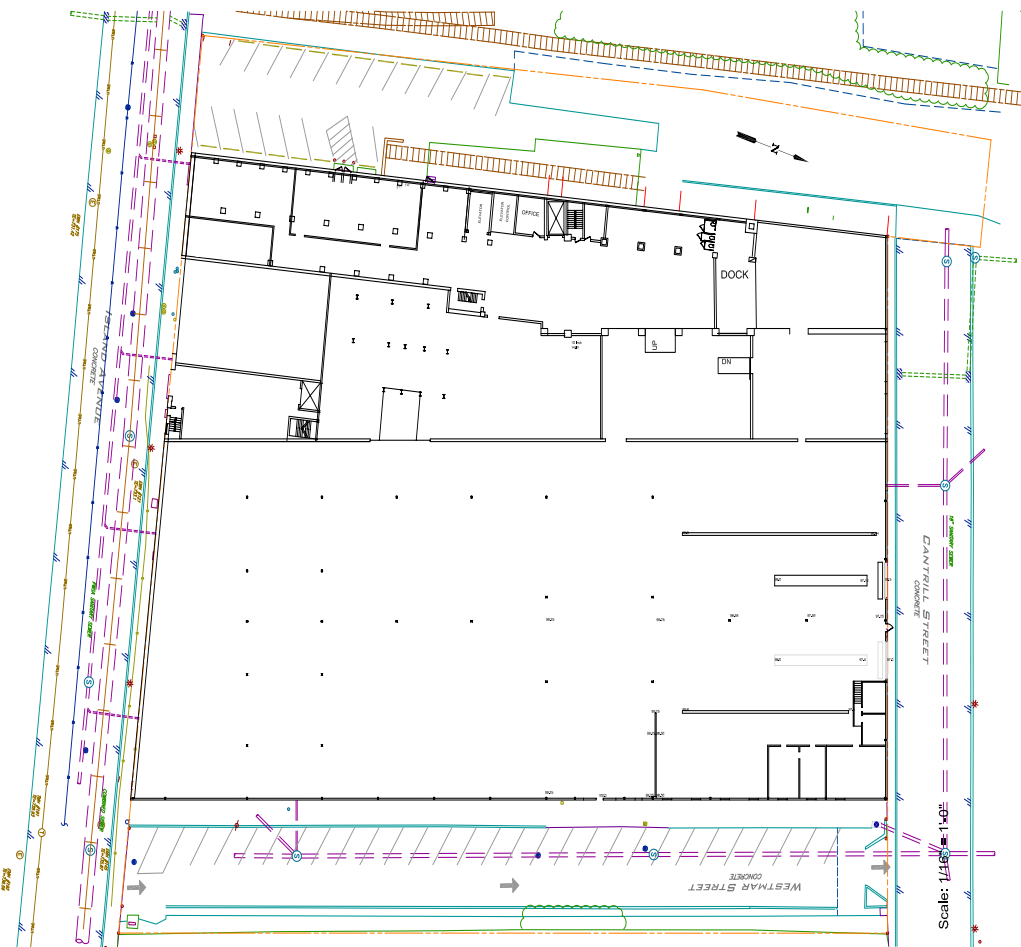
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# Site Plan



## First Floor Plan + Adjacent Parking



## Contact Us

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