THE BREWERY
WORKSHOP LOFTS



Colliers

1600 MARYS AVENUE • SHARPSBURG PA • 15215

FOR LEASE

31,981 SF BUILDING

±4,000 -12,000
AVAILABLE SF
1st Floor

&

±3,000
AVAILABLE SF
Storage Space

Loft-style
workshop
spaces to
build & create







Work. Play. *Create.*

RENOVATIONS / PROPERTY ATTRIBUTES

- **New handicapped accessible entrance** with new tenant marquis
- Tenant areas to be individually metered for electric: **3 phase 120/208V/200 amp panel** in each space
- **Smooth, stained concrete floors** throughout interior
- Dedicated, paved **off-street parking + bike racks**
- **All spaces heated** with full HVAC capability, based on Tenant needs
- **Secure 24/7/365 access**. Exterior cameras + security patrols
- Zoned Mixed Use: **ideal space for light manufacturing and assembly**
- **Reinforced concrete columns and floors:** substantial load-carrying capacity

LOCATION / APPEAL

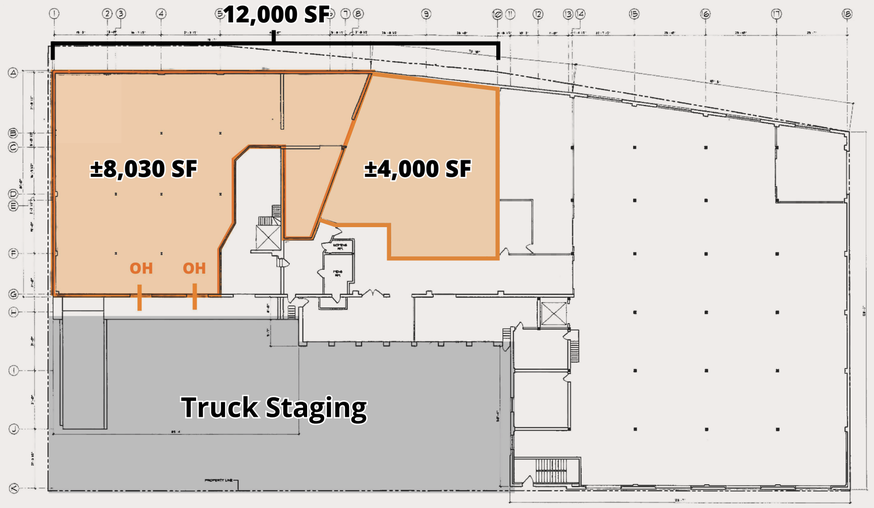
- Exciting mix of **artistic, food, beverage, professional, retail, service**, and **light industrial businesses nearby**
- **Quick access** to the Highland Park and 62nd Street bridges, Routes 8 and 28
- Close proximity to **CMU, UPMC, University of Pittsburgh** and **“Robotics Row”**
- **Located adjacent to the Fort Pitt Brewery offices** *(1601 Marys Avenue)*

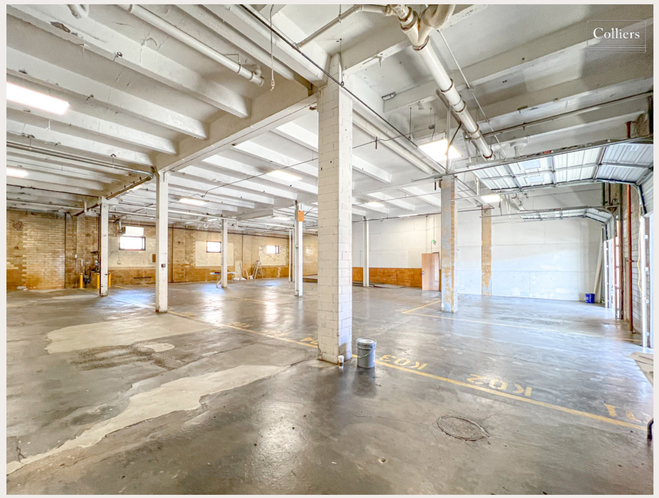
HUBZONE PROGRAM

- Property is located in an SBA recognized HUBZone
  https://www.sba.gov/federal-contracting/contractingassistance-programs/hubzone-program

1st Floor Availability

- 12,000 SF available, subdividable to ±8,030 SF and ±4,000 SF suites
- Two (2) dedicated 8’x10’ dock high doors with immediate access to space
- Three (3) shared docks











Lower Level Availability

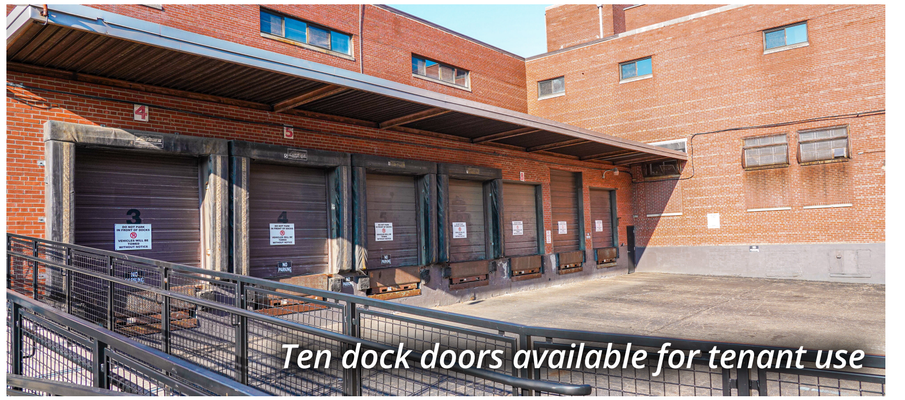
- ±3,000 SF of storage space
- Three (3) shared docks
- 6,000 # Freight Elevator
- Smooth concrete floors
- Wide column spacing

1600 Marys Ave.

PHOTO GALLERY



Renovated makerspace ideal for light manufacturing and assembly



Ten dock doors available for tenant use











150+ striped parking spaces in adjacent lot across the street



Property located in an SBA recognized HUBZone



NEARBY AMENITIES

1. Ketchup City Creative
2. Dancing Gnome — Pittsburgh Pennsylvania
3. Hitchhiker Brewing Co.
4. Second Harvest Community Thrift Store
5. Sugar Spell Scoops
6. Zynka Gallery
7. Gino Bros.
8. The Briney
9. Dragon Palace
10. Aaron Joseph Studios
11. Redhawk Coffee Roasters

3-MILE RADIUS DEMOGRAPHICS REPORT

Population Count	Average HH Income	Median Home Value	Total Area Employees
95,166	$98,808	$199,889	57,701

CONTACT US



JOHN BILYAK, SIOR, CCIM
Market Leader, Principal | Pittsburgh
Industrial Brokerage
412 515 8522
john.bilyak@colliers.com



RAYMOND OROWETZ, P.E.
Senior Vice President | Pittsburgh
Industrial Brokerage
412 515 8528
ray.orowetz@colliers.com



CODY HUNT
Associate | Pittsburgh
Industrial Brokerage
412 515 8533
cody.hunt@colliers.com

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