



WEST PITTSBURGH BUSINESS PARK 563 NAPOR BOULEVARD PITTSBURGH PA 15205

BUILDING 563 | SUITE #195

FOR LEASE

25,001 SF

SUBDIVIDABLE TO
15,001 & 10,000 SF

SAMPSON · MORRIS GROUP



PROPERTY FEATURES

- 24' clear ceiling height
- ESFR sprinklered
- 4 docks and 1 drive-in door
- Existing office with adjustable ratio
- End bay provides substantial natural light

SITE INFORMATION

- Situated on 17.57-acre industrial complex
- Zoned Urban Industrial
- Substantial parking field onsite: 200+ spaces
- Served by the Pittsburgh and Ohio Central Railroad (adjacent to property)
- Connected to CSX and Norfolk Southern Railroads



Electric
Duquesne Light



Gas
Equitable



Water
PA American



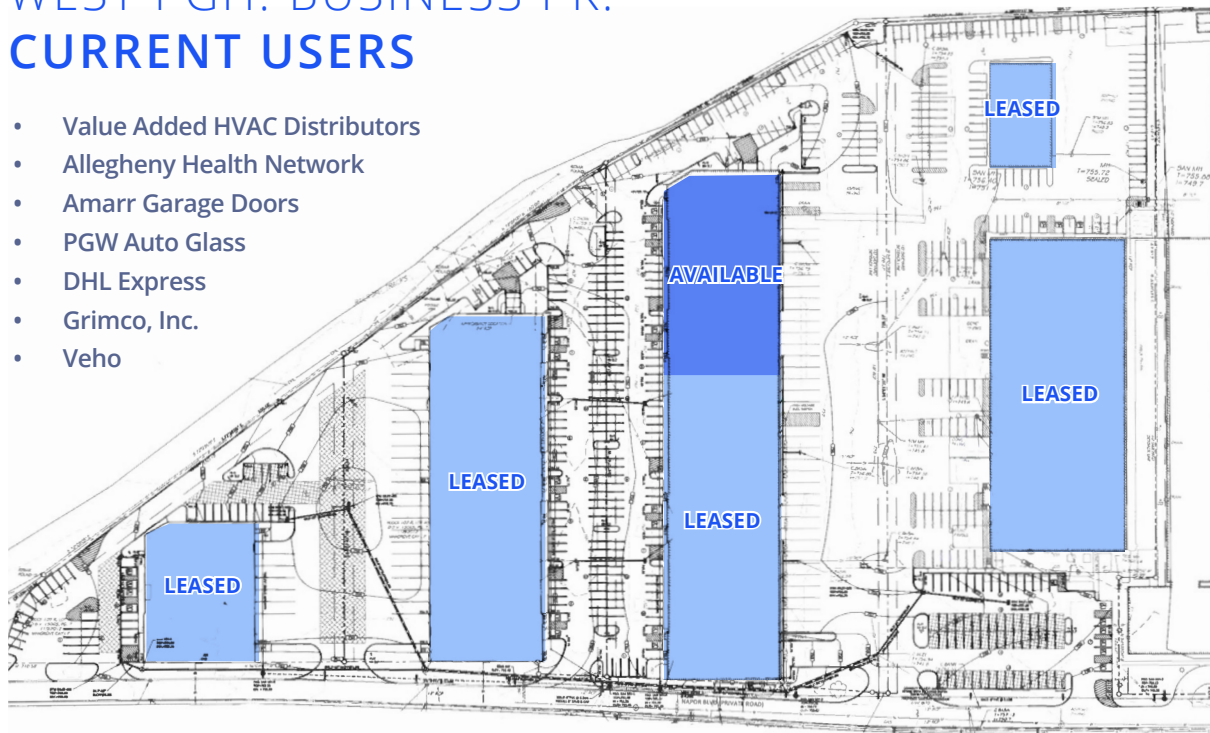
Sewage
Alcosan

SITE PLAN

25,001 SF of Class A flex/warehouse space available for lease in **Building 563**.

WEST PGH. BUSINESS PK. CURRENT USERS

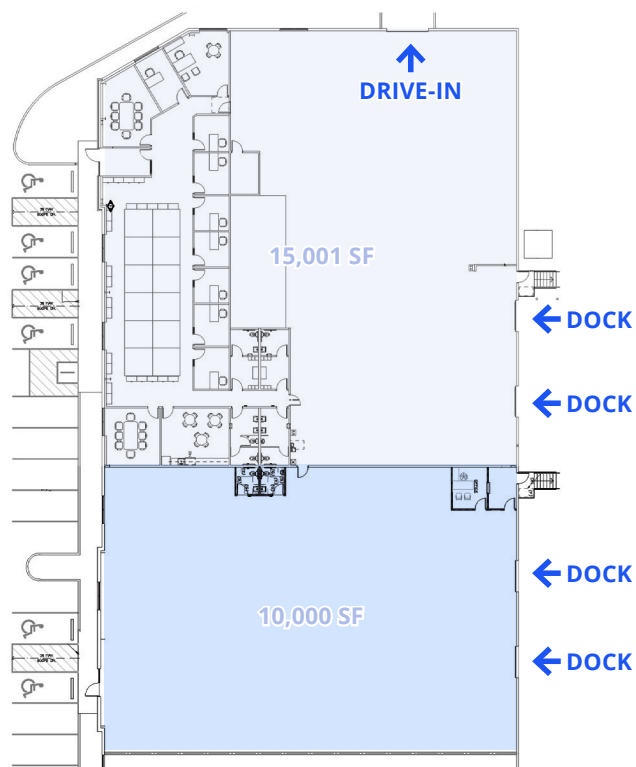
- Value Added HVAC Distributors
- Allegheny Health Network
- Amarr Garage Doors
- PGW Auto Glass
- DHL Express
- Grimco, Inc.
- Veho



CURRENT AVAILABILITY FLOOR PLAN

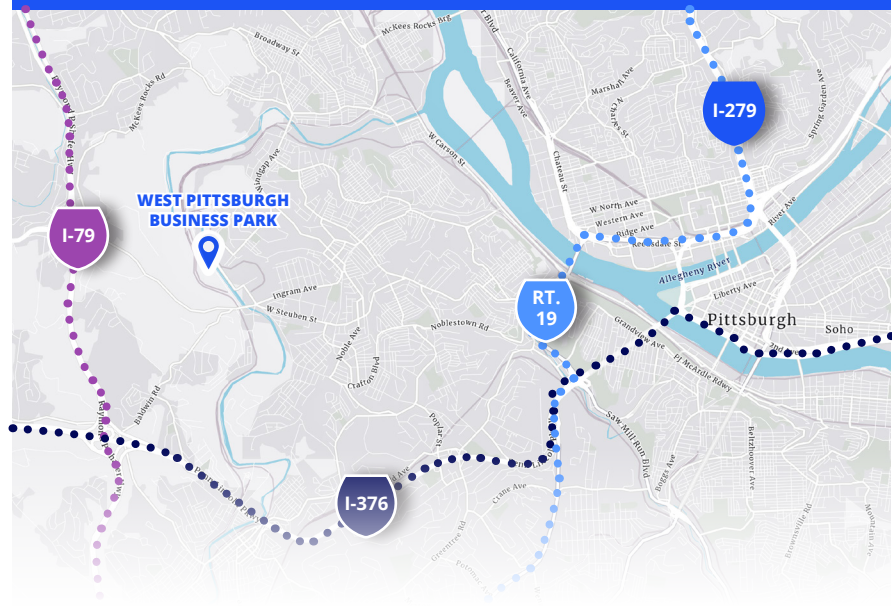
- ±19,200 square feet of warehouse area
- ±5,800 square feet of existing office
- Flexible and customizable office ratio
- 4 docks and 1 drive-in door
- 24' clear height
- ESFR sprinklered
- Ample surrounding parking
- Five ADA-designated spaces near entries

THIS AVAILABILITY IS
SUBDIVIDABLE TO
10,000 & 15,001 SQ. FT.





SITE LOCATION & ACCESS



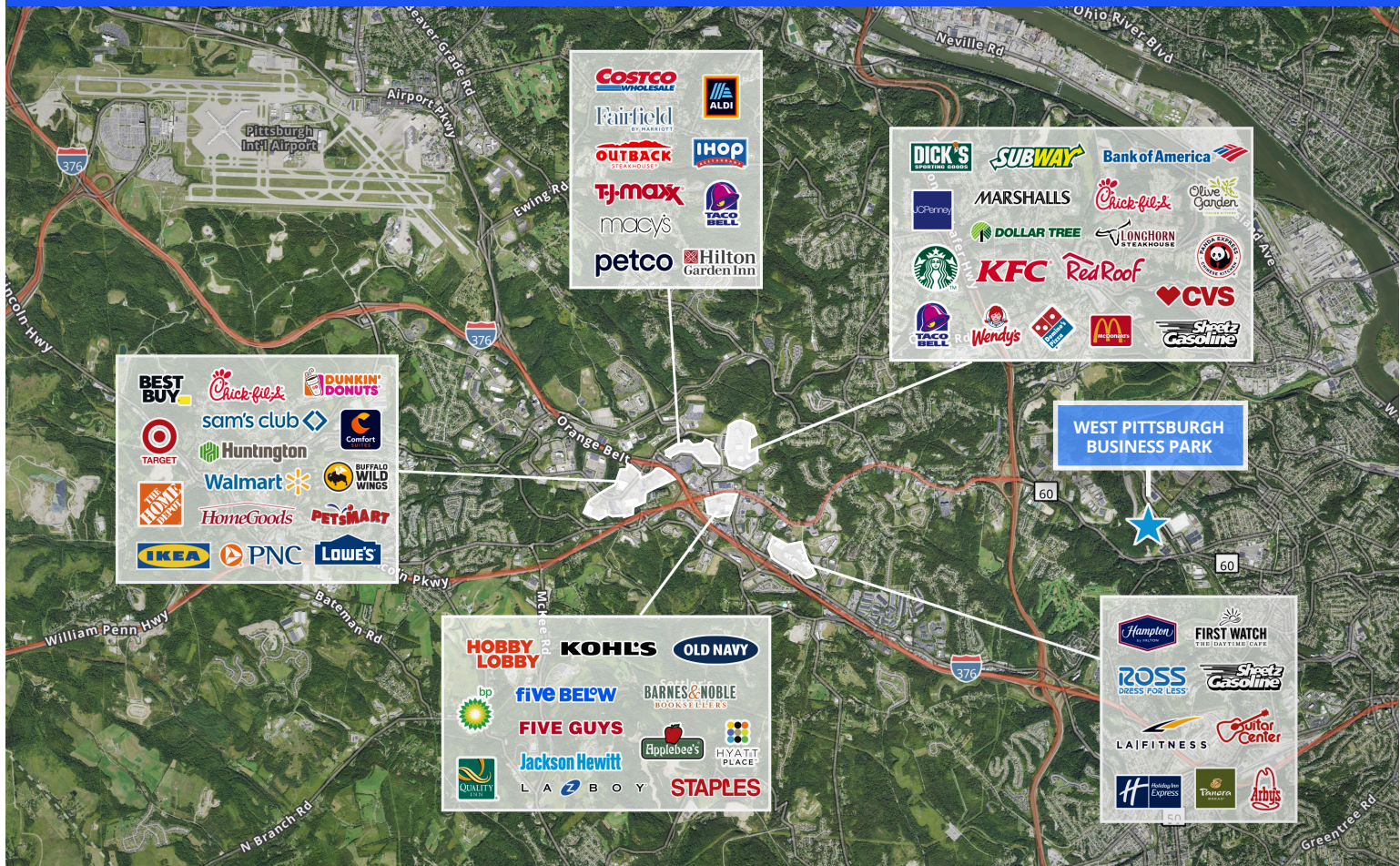
Local Highway Access

I-79	2.3 Miles 7 Mins
I-376	5.7 Miles 15 Mins
Route 19	5 Miles 15 Mins

Regional Destination Drive Times

Downtown Pittsburgh	6 Miles 18 Mins
Pittsburgh Intl. Airport	15 Miles 23 Mins
Robinson Town Centre	6.5 Miles 20 Mins

WEST PITTSBURGH BUSINESS PARK: SURROUNDING AMENITIES





AVAILABLE

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