FLEX AVAILABILITY

SHARPSBURG BUSINESS PARK

307 23 STREET EXT. PITTSBURGH PA 15215

+ 18,590 SF FOR LEASE *SUBDIVIDABLE*

DOCK POSITION & DRIVE-IN DOOR. ADDITIONAL DRIVE-IN ACCESS AVAILABLE AS-NEEDED. FLEXIBLE, CUSTOMIZABLE, BUILDOUT-READY INTERIOR. **DEVELOPED BY SAMPSON MORRIS GROUP.**



OUR BUILDINGS OFFER:

- FIBER OPTICS (VERIZON)
- DEDICATED ONSITE PARKING (5:1)
- OVERSIZED WINDOWS
- NO COMMON AREA FACTOR
- FLEXIBLE INTERIOR BUILDOUTS

Smart, accessible flex space designed for innovators.



SHARPSBURG BUSINESS PARK

Located just 7 miles from Downtown Pittsburgh, this ±100,600-square-foot flex facility offers users unparalleled highway connectivity, abundant onsite parking, modern and efficient interior design, docks and drive-in doors, and 14'+ clear heights.

A FEW OF YOUR CO-TENANTS

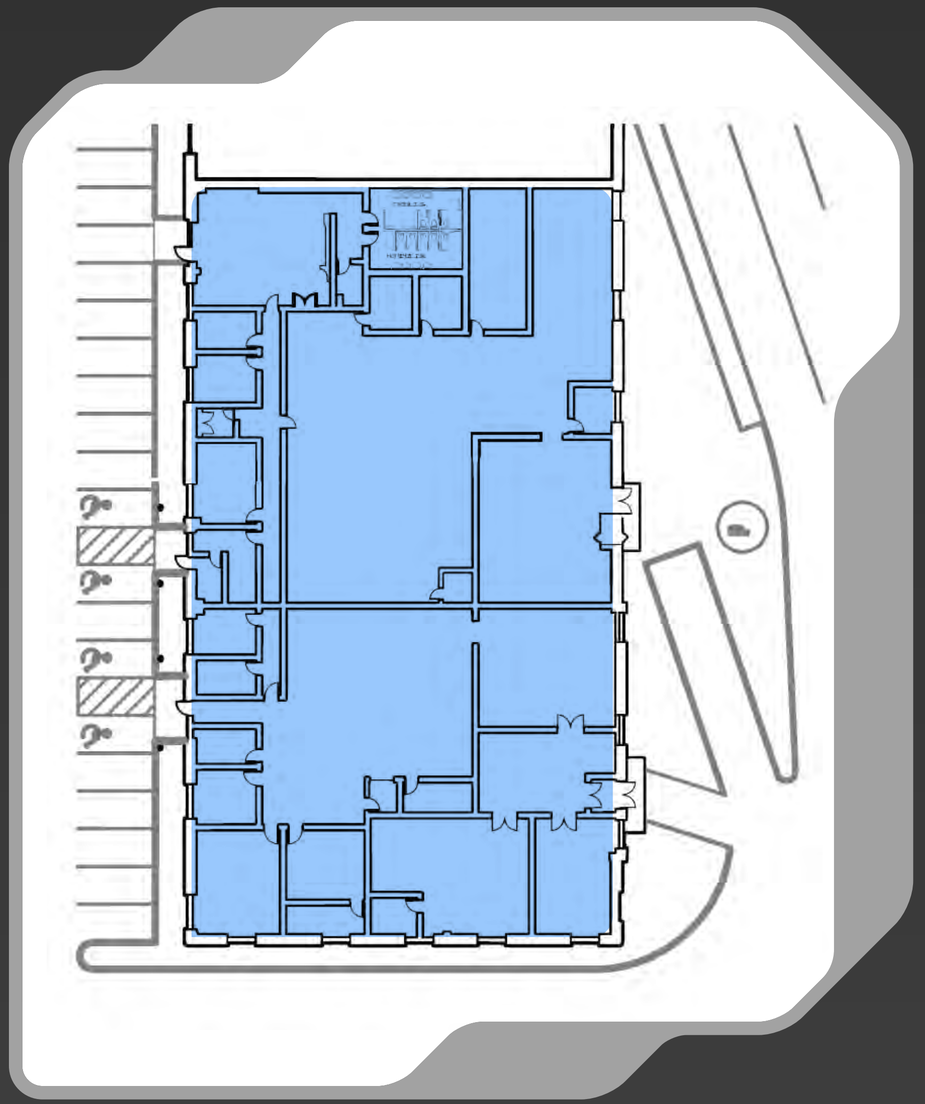
Symbria Trusted partner. Proven outcomes.

PSYCHOLOGY SOFTWARE TOOLS

MRIS

HATZEL & BUEHLER, INC.

AHN



Available Space: 18,590 SF Endcap

- SUBDIVIDABLE TO 8,774 SQUARE FEET

This availability's configuration can be adjusted and customized to fit whatever your business' needs are. Bring your vision, we'll build out the rest.

- 14' - 18' clear height • Drive-in access • Dock position
- Ability to add additional drive-in doors • Large Windows
- Fiber optics provided by Verizon • Onsite Parking

CLICK HERE TO VIEW SITE PLAN

Quick connectivity.

- NEAR-DIRECT ACCESS TO RT. 28, RT. 8, & THE HIGHLAND PARK BRIDGE

Users at Sharpsburg Business Park benefit from a centralized location positioned just off of Route 28, where tenants are provided immediate access to the Highland Park Bridge and near-direct access to Route 8.



HIGHWAY ACCESS DRIVETIMES

ROUTE 8 / 3-MINTE DRIVETIME
ROUTE 28 / 5-MINUTE DRIVETIME
I-76 / 12-MINUTE DRIVETIME
I-279 / 13-MINUTE DRIVETIME
ROUTE 65 / 15-MINUTE DRIVETIME
ROUTE 19 / 16-MINUTE DRIVETIME
I-376 / 19-MINUTE DRIVETIME
I-79 / 25-MINUTE DRIVETIME

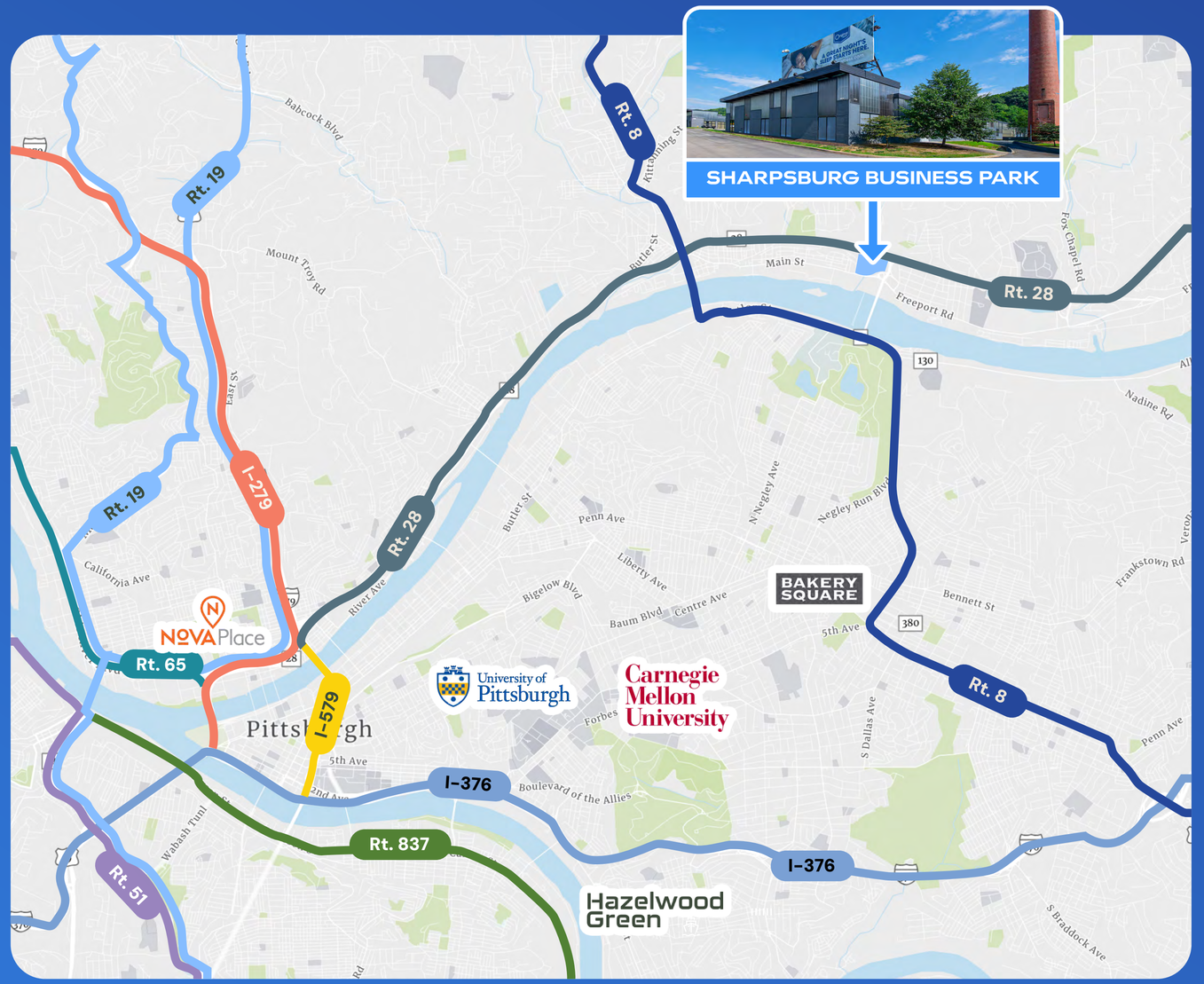
The Sharpsburg borough borders four different neighborhoods: Etna, Shaler Township, O'Hara Township, and Aspinwall. Upper Lawrenceville and Highland Park sit adjacent to Sharpsburg from across the Allegheny.

Proximity to regional R&D hotspots.

SURROUNDING TECHSCAPE

Sharpsburg Business Park offers users exceptional proximity to some of the region's most renowned R&D developments: The University of Pittsburgh, Carnegie Mellon University, Bakery Square, Nova Place, and Hazelwood Green can all be accessed within a 25-minute drive of the site —or less!

124 unique Pittsburgh companies raised approximately $2.29B in AI, robotics, and deep tech venture capital in 2025





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Interested in leasing?
Contact our listing team.

ABOUT OWNERSHIP

Sampson Morris Group is an award-winning, multi-generational developer based in Pittsburgh striving to provide functional, affordable, and turnkey build outs for their clients.



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REACH OUT TO US FOR MORE INFO

VIEW OUR LISTING



SHARPSBURG BUSINESS PARK

307 23 STREET EXT. PITTSBURGH PA 15215

FOR LEASE

18,590 SF endcap space
Subdivision options available
Customizable to tenant needs

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