

# 29,000 SF Warehouse | Penn Hills

145 Purity Road  
Pittsburgh, PA 15235



## OFFERING SUMMARY

Sale Price:	\$1,270,000
Lease Rate:	\$6.00 SF/yr (NNN)
Building Size:	29,320 SF
Lot Size:	3.418 Acres
Zoning:	MI Mixed Use
APN:	0451-N-00130-0000-00

## PROPERTY OVERVIEW

SVN | Three Rivers Commercial Advisors is pleased to present for sale or lease this ± 29,320 SF office/warehouse building on a total land area of 3.4177 acres. Located in Penn Hills with great access to PA Turnpike and I-376.

## PROPERTY HIGHLIGHTS

- ±3,400 SF of Office space
- ±3,400 of Mezzanine office/light mechanical space
- ±22,520 SF of Warehouse space
- Three drive-in doors in the front; dock doors in the rear
- Building ceiling height is 15' at the eaves to 20' in the center
- Wet sprinkler system

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