



BUILDING FOR SALE NEAR CBD

+/- 62,000 INDUSTRIAL BUILDING FOR SALE
6301 BUTLER STREET, PITTSBURGH, PA 15201



Presented By:

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LOCATION INFORMATION

DEMOGRAPHICS

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SECTION 1 // PROPERTY INFORMATION

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SECTION 1 // EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$5,500,000
Building Size:	62,000 SF
Price / SF:	\$88.71
Year Built:	1982
Zoning:	GI - General Industrial
Year Built	1982
Docks	3
Drive-Ins	3

PROPERTY OVERVIEW

6301 Butler Street presents a versatile industrial opportunity in an exceptional urban core location, offering flexible warehouse, showroom, and office space suited for manufacturing, distribution, storage, or service-oriented operations. The well-maintained, fully sprinklered facility features efficient clear heights, and adaptable floor plates designed to support a wide range of industrial users. A large showroom and office mezzanine provide functional administrative and customer-facing space, while multiple loading docks, expansive drive in, ample parking, and substantial yard areas allowing seamless truck operational efficiency. Positioned for scalability and long-term utility, the property can accommodate many different uses for both owner-users and investors.

PROPERTY HIGHLIGHTS

- Well-maintained industrial facility with flexible layout
- Large showroom and office mezzanine components
- Fully sprinklered building with reinforced infrastructure
- Efficient warehouse space with strong vertical clearance
- Multiple loading docks and expansive drive aisles

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SECTION 1 // PROPERTY DETAILS

Sale Price	\$5,500,000
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LOCATION INFORMATION

Street Address	6301 Butler Street
City, State, Zip	Pittsburgh, PA 15201
County	Allegheny

BUILDING INFORMATION

Building Size	62,000 SF
Occupancy %	100.0%
Tenancy	Single
Number of Dock High Doors	3
Number of Drive in Bays	3
Ceiling Height	12 ft. - 40 ft
Year Built	1982

PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Manufacturing/Distribution
Zoning	RIV - GI - General Industrial
APN #	120-D-160
Power	Yes

PARKING & TRANSPORTATION

Number of Parking Spaces	+/- 40
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UTILITIES & AMENITIES

Gas / Propane	Peoples Natural Gas
Electric	Duquesne Light
Sewer / Water	Pittsburgh Water & Sewer (PWSA)
Internet	Comcast or Verizon Fios

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SECTION 1 // ZONING: - GENERAL INDUSTRIAL



PERMITTED USES

- Agriculture (General)
- Agriculture (Limited) With Beekeeping
- Agriculture (Limited)
- Animal Care (General)
- Basic Industry
- Car Wash
- Club (Limited)
- Club (General)
- Construction Contractor (Limited)
- Construction Contractor (General)
- Cultural Service (Limited)
- Cultural Service (General)
- Freight Terminal
- Funeral Home
- Grocery Store (General)
- Laboratory/Research Services (Limited)
- Laboratory/Research Services (General)
- Laundry Services
- Manufacturing and Assembly (Limited)
- Manufacturing and Assembly (General)
- Medical Marijuana Dispensary
- Medical Marijuana Growing and Processing
- Medical Office/Clinic (Limited)
- Medical Office/Clinic (General)
- Nursery, Retail (Limited)
- Office (Limited)
- Outdoor Retail Sales and Service
- Parking, Commercial (General)
- Parks and Recreation (General)
- Recycling Collection Station
- Recycling Processing Center
- Service Station
- Utility (Limited)
- Utility (General)
- Vehicle/Equipment Repair (Limited)
- Vehicle/Equipment Repair (General)
- Vehicle/Equipment Sales (Limited)
- Vehicle/Equipment Sales (General)
- Vocational School (Limited)
- Vocational School (General)
- Warehouse (Limited)
- Warehouse (General)
- Warehouse, Residential Storage
- Welding or Machine Shop

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SECTION 1 // ADDITIONAL PHOTOS



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SECTION 2 // LOCATION INFORMATION

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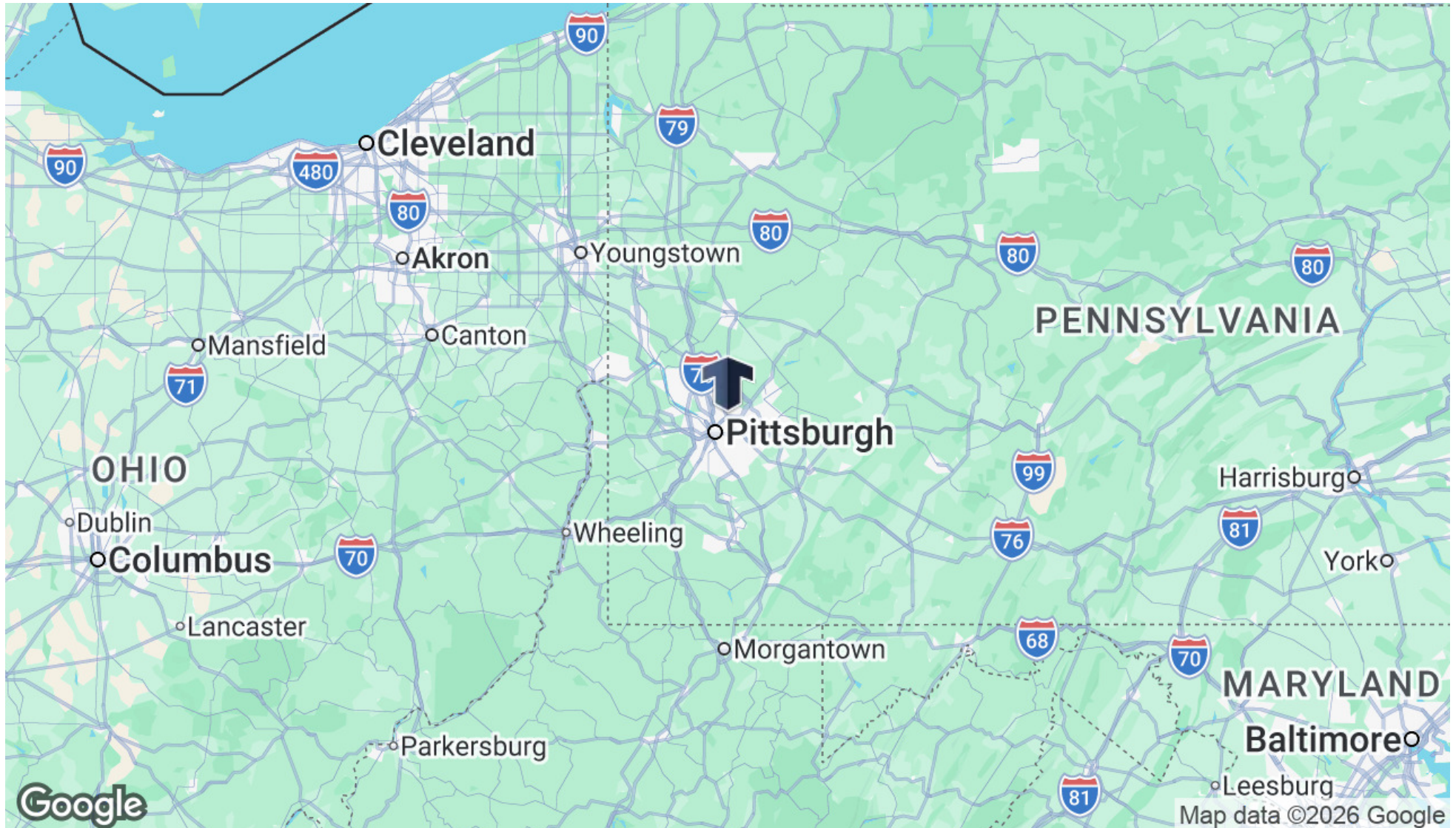
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SECTION 2 // REGIONAL MAP



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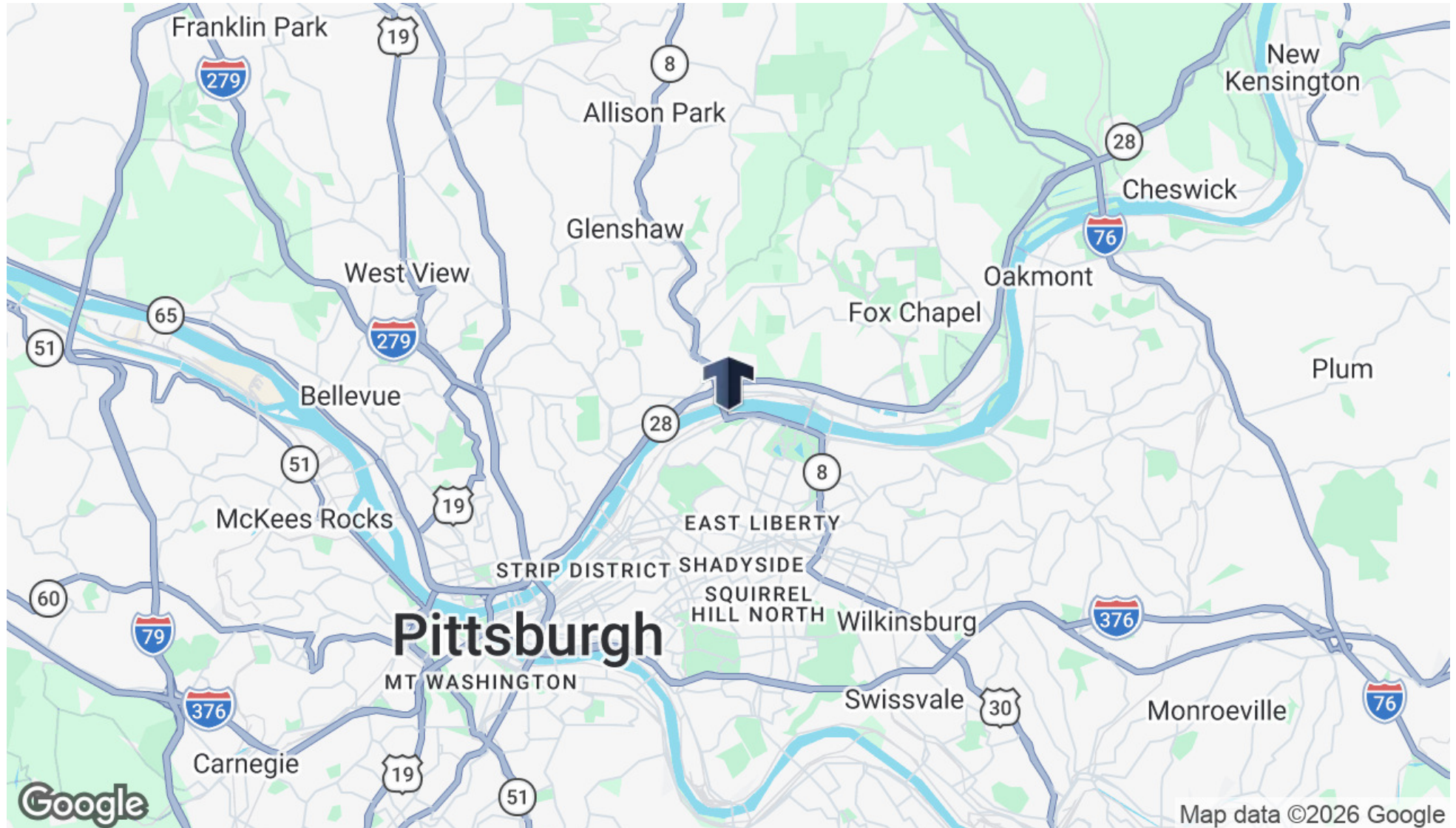
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SECTION 2 // AERIAL MAP



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SECTION 3 // DEMOGRAPHICS

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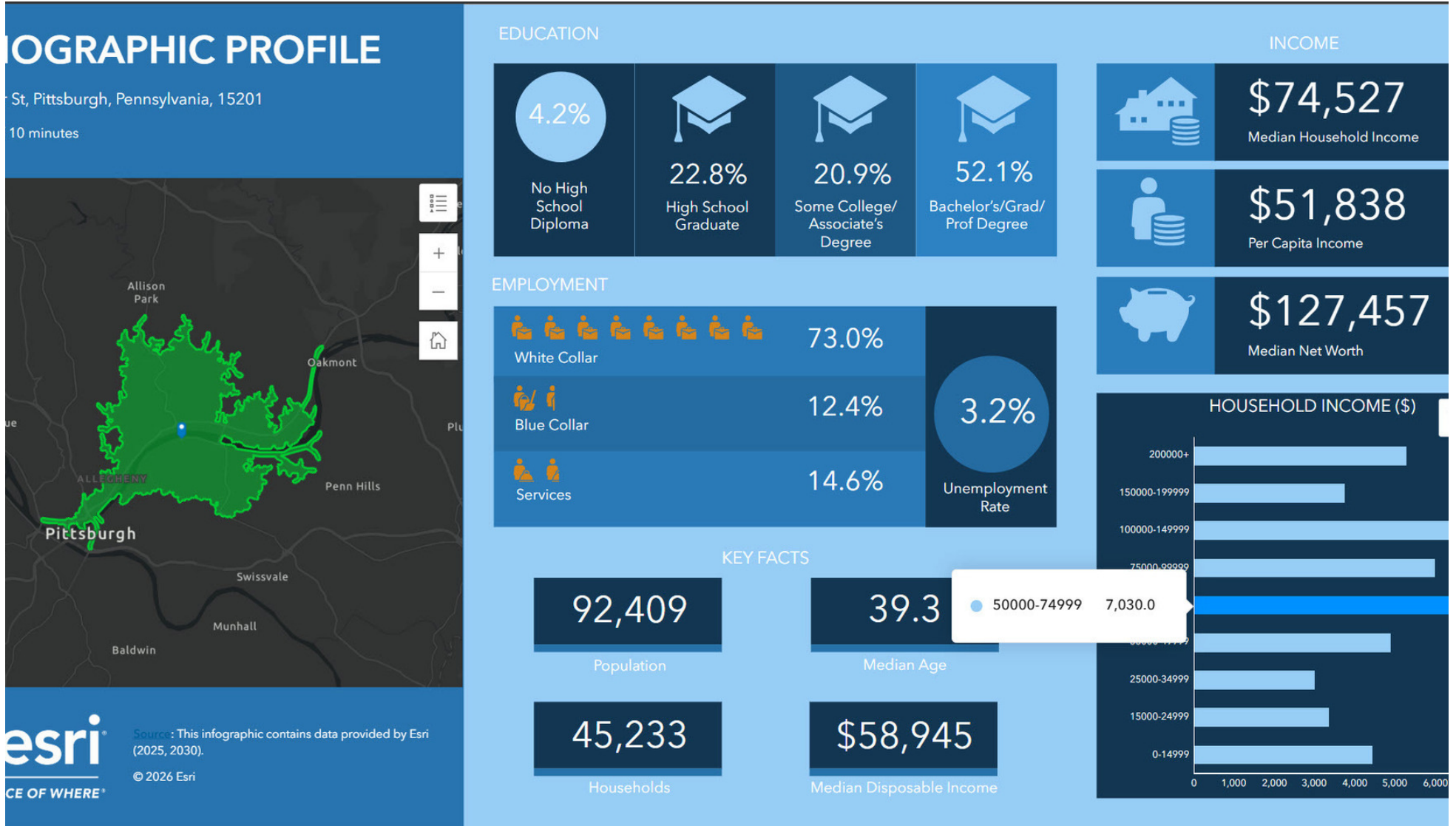
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SECTION 3 // DEMOGRAPHICS MAP & REPORT



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