

# ABOUT THE PROPERTY



Phase I of this transformative project will offer two fully-renovated modern Class A Warehouse/ Flex buildings located along the scenic Allegheny River.

Building 7 & 8 represent the first chapter in a project that will return the historically significant former H. J. Heinz campus back to relevance. Just a five (5) minute drive from Pittsburgh's Central Business District (CBD) the property offers unmatched access to the Strip District (Robotics Row) & Lawrenceville, Downtown Pittsburgh and primary transportation arteries such as Interstates 279, 579 and PA Route 28.

## HIGHLIGHTS



1080 River Avenue  
Pittsburgh, PA 15212



Bldg 7: ±150,000 SF  
Bldg 8: ±150,000 SF  
Total: 300,000 SF



25' to 29' Clear  
Ceiling Heights



27 existing dock positions  
and 2 additional drive-in  
doors can be added to suit



On site parking garage  
to accommodate ±600  
vehicles and potential  
tractor trailer staging



In-fill location offering  
exceptional accessibility  
and proximity to area  
amenities





**BUILDING 7**  
150,000 SF



**BUILDING 8**  
150,000 SF



**250 SPACE INTERNAL  
PARKING GARAGE**

**36,188 AADT**

**28**

# PROPERTY DETAILS

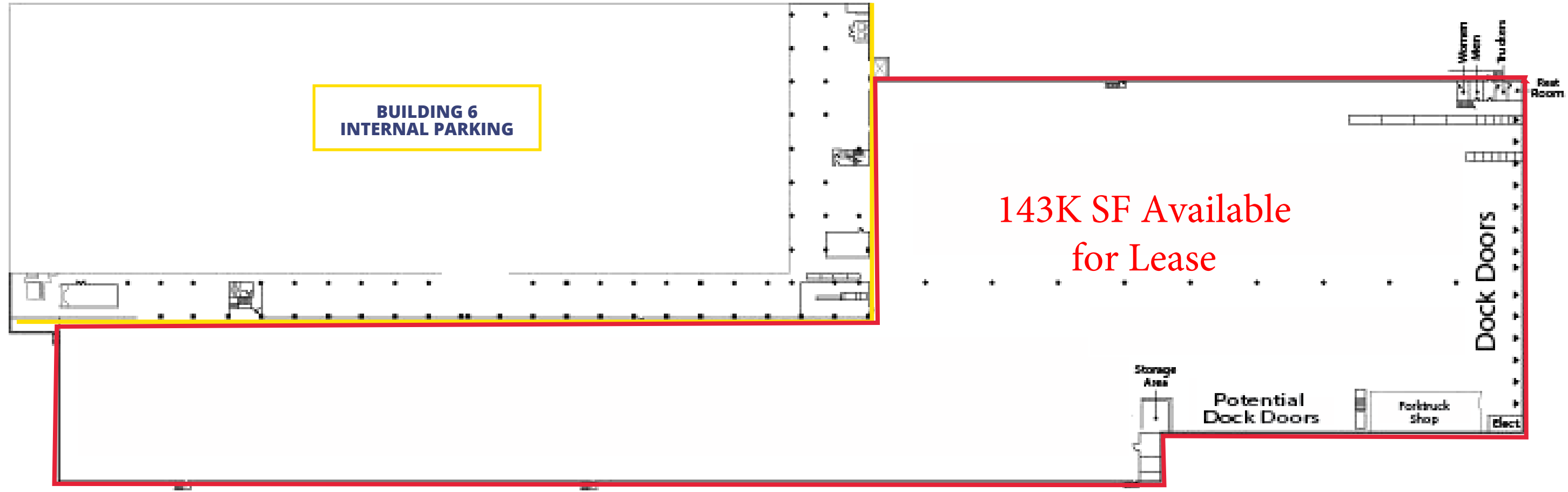
Phase I of the River Avenue Distribution & Technology District will offer 300,000 SF of Class A Warehouse/Flex space including a contiguous internal 600 vehicle parking garage. Phase 2 will feature state of the art flex/ research and development space with unparalleled views of the Allegheny River and the constantly evolving Strip District.



- 1 Building 8 - 150,000 SF
- 2 Building 7 - 150,000SF
- 3 Parking Garage - 250 spaces

SITE PLAN

# BUILDING 7



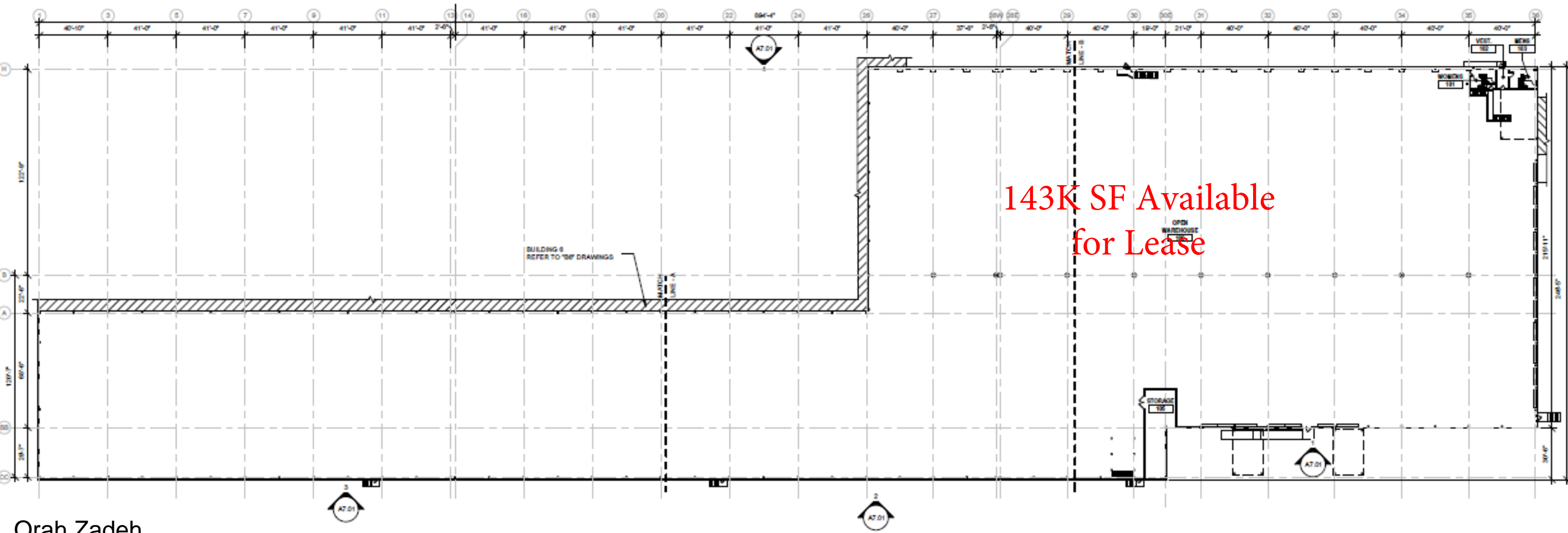
## BUILDING 7 SPECIFICATIONS

<b>TOTAL BUILDING AREA</b>	143,686 square feet (Subdividable to 50,000 SF)
<b>COLUMN SPACING</b>	Single column line provides 90' and 122' clear span bays
<b>CLEAR CEILING HEIGHT</b>	25'
<b>TRUCK COURT</b>	160'x270'- 43,200'
<b>DOCK DOORS</b>	10-9'x9' overhead doors with dock shelters, dock lights & 60,000 lbs mechanical levels Additional dock potential along South (River Ave.) wall
<b>DRIVE-IN DOORS</b>	1-9'x9' overhead door
<b>WAREHOUSE LIGHTING</b>	New LED
<b>ELECTRIC SERVICE</b>	2,000 Amp, 5kv/460v, 3-Phase 4 wire service
<b>FIRE PROTECTION</b>	ESFR 4 zone service. AFP-1010 Intelligent fire detection control system with combo audio visual, signal and strobe lights.

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SITE PLAN

# BUILDING 7



143K SF Available  
for Lease

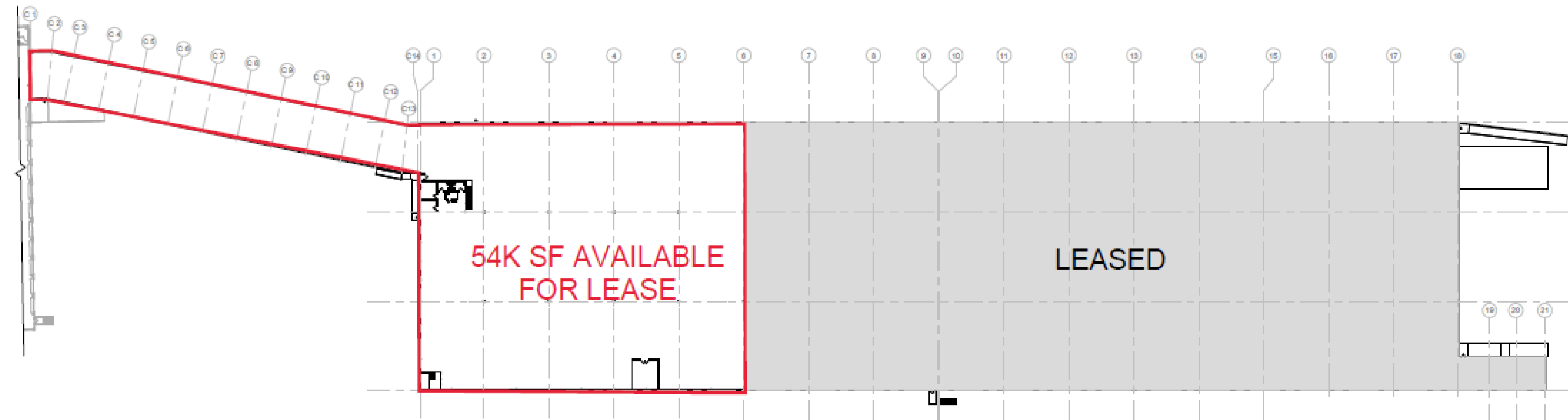
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SITE PLAN

# BUILDING 8



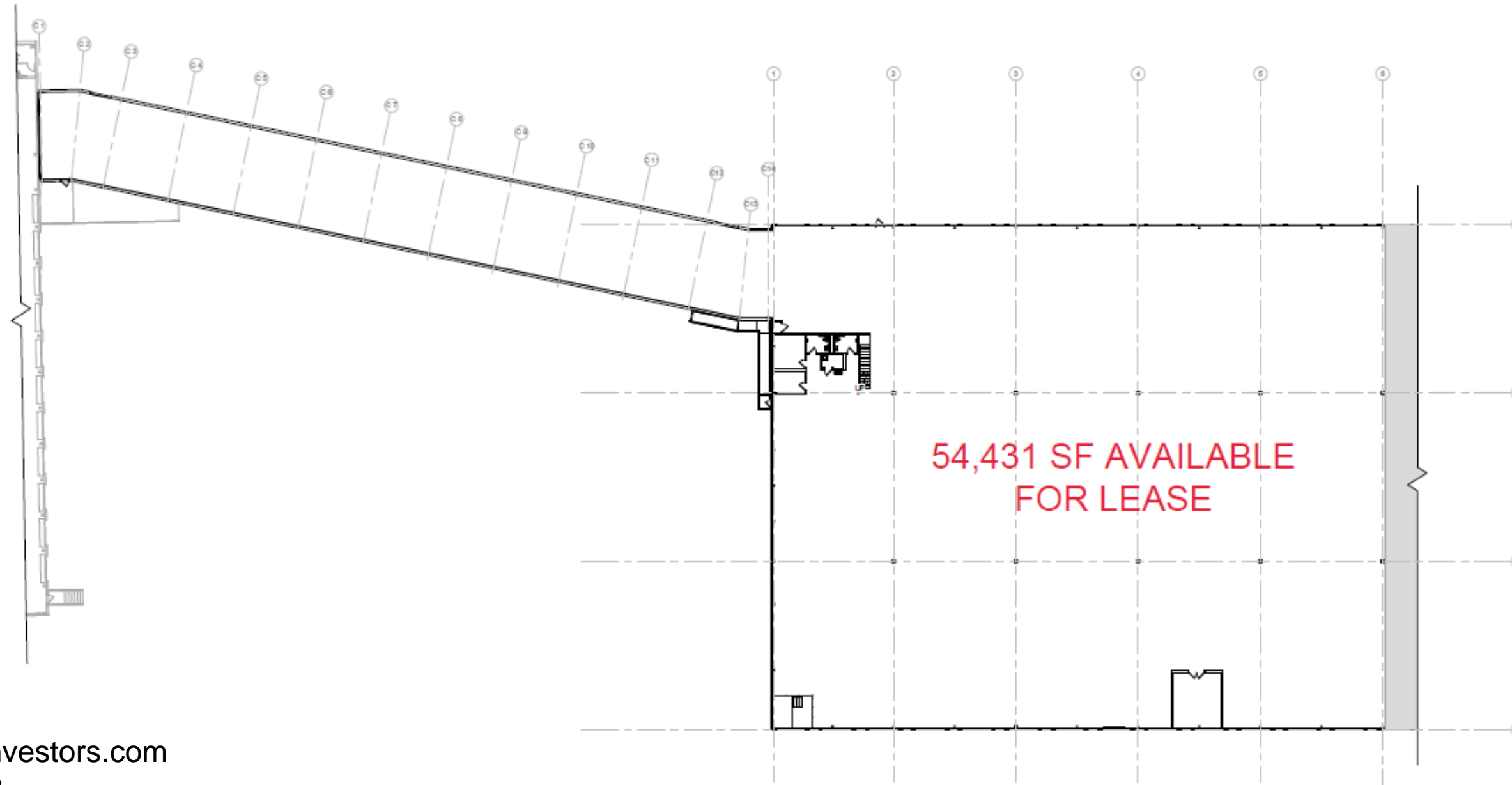
## BUILDING 8 SPECIFICATIONS

<b>TOTAL BUILDING AREA</b>	141,460 square feet 54,431 SF remaining
<b>COLUMN SPACING</b>	Predominately 61' / 63' x 46'
<b>CLEAR CEILING HEIGHT</b>	29'
<b>DOCK DOORS</b>	West side- Seven (7) -10'x9' overhead doors with dock shelters, dock lights & 60,000 lbs. all with mechanical levels
<b>DRIVE-IN DOORS</b>	N/A
<b>WAREHOUSE LIGHTING</b>	New LED
<b>ELECTRIC SERVICE</b>	2,000 Amp, 5kv/460v, 3-Phase 4 wire service
<b>FIRE PROTECTION</b>	ESFR 4 zone service. AFP-1010 Intelligent fire detection control system with combo audio visual, signal and strobe lights.

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