

FLEX FOR LEASE

1701 LINCOLN HIGHWAY, NORTH VERSAILLES TWP. PA 15137



Flexible Zoning

Permitted Uses Include:

- Contractor and trade shops
- Warehouse and distribution
- Light manufacturing/assembly
- Value-add manufacturing
- Equipment rental

VIEW ZONING TABLE

34,809 SF flex/industrial space available on Rt. 30

Renovated box with 4 dock doors

Located in Pittsburgh's Parkway East submarket, this leasing opportunity offers users the chance to occupy a former Big Lots retailer (34.8K SF). An endcap space in shell condition (2.1K SF) is also available for lease.



Pittsburgh Plaza East: Site Advantages

- Direct access to Route 30
- Within 15 minutes of I-76, Route 8, Route 22, and Route 286 access
- Located within a 10-mile radius of multiple industrial parks
- 3 miles away from newly developed Amazon fulfillment center
- Great labor force access, surrounded by residential

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Excellent connectivity and workforce access



Aerial overview of the Parkway East



The Parkway East Submarket

Home to dozens of established industrial users, the Parkway East is well recognized for its excellent throughway interconnectivity, providing businesses in the area with a strategic advantage when it comes to accessing major highways, services, workforce, and amenities.

1701 Lincoln Highway 5-Mile Demographics

- 1 TOTAL POPULATION **128,100**
- 2 # OF BUSINESSES **5,064**
- 3 # OF EMPLOYEES **60,190**

Drivetimes to Nearby Markets

- Monroeville:** 15 minutes (7 miles)
- West Mifflin:** 18 minutes (9 miles)
- Downtown:** 22 minutes (15 miles)
- Harwick:** 28 minutes (18 miles)

Drivetimes to Major Highways

- I-376/Rt. 22 :** 15 minutes (7 miles)
- Route 8:** 15 minutes (7 miles)
- I-76:** 15 minutes (5.8 miles)
- Route 28:** 34 minutes (15 miles)





Property Highlights



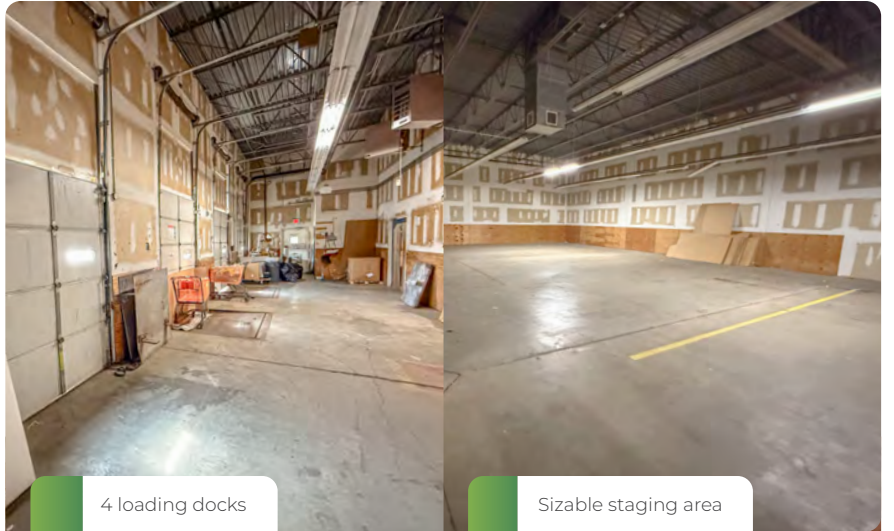
This availability is subdividable.

- 4 dock doors
- Potential to add drive-in access
- Fully conditioned building
- Fully sprinklered throughout
- 800 AMP, 277/480V power
- ±40' x ±40' column spacing
- Clear height is 16'1" to beam
- Zoned GR (General Retail)

This 34,809-square-foot opportunity features a newly renovated, wide open space with painted ceilings and polished concrete floors, offering endless possibility for buildout to suit any operation.

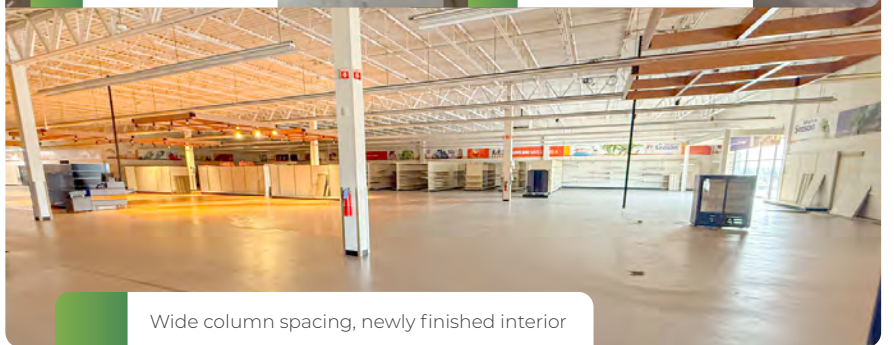
Former Big Lots Location

34,809 Square Feet Flex Opportunity



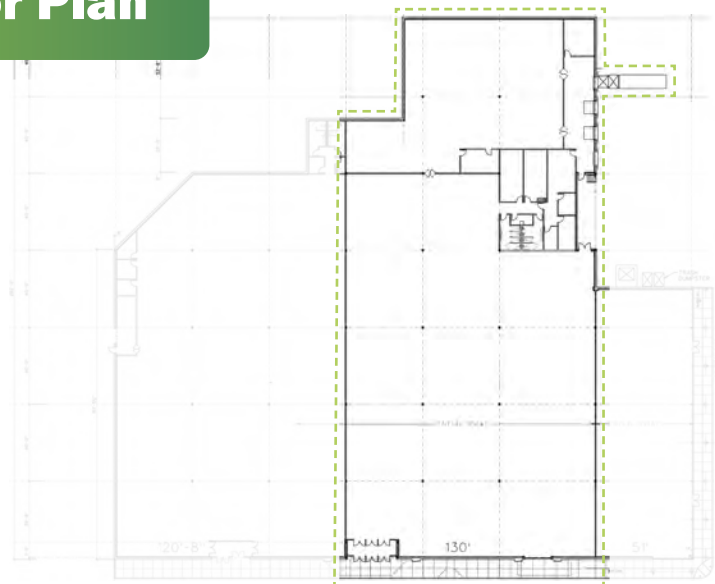
4 loading docks

Sizable staging area



Wide column spacing, newly finished interior

Floor Plan





Property Highlights



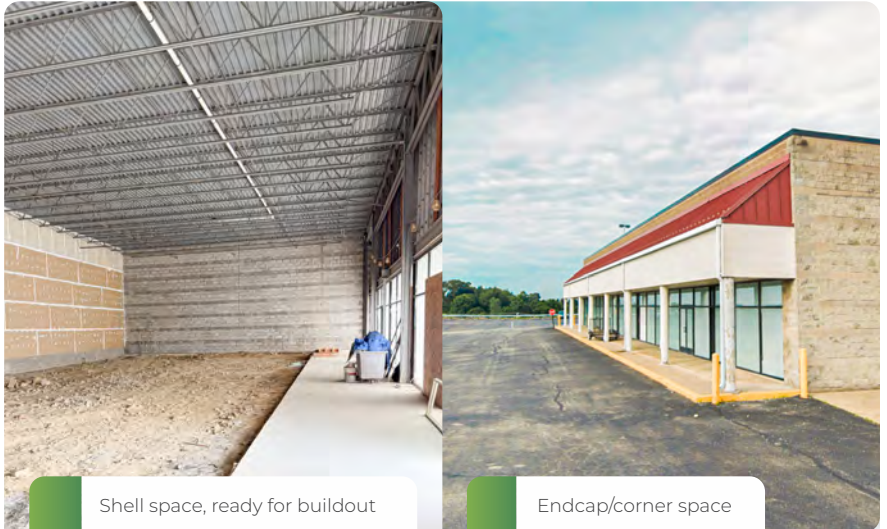
This availability is buildout ready.

- Endcap corner space
- Potential to add drive-in access
- Windowed facade
- Multiple entry points
- Zoned GR (General Retail), with listed permitted uses including: service uses; office, administrative, and related industries; transient retail operations; large and small-scale retail and service.

This 2,112-square-foot opportunity is located on the endcap of a building anchored by Dunham's Sports, and is ready to be built out to meet your requirements. Facade features floor-to-ceiling windows and two entries.

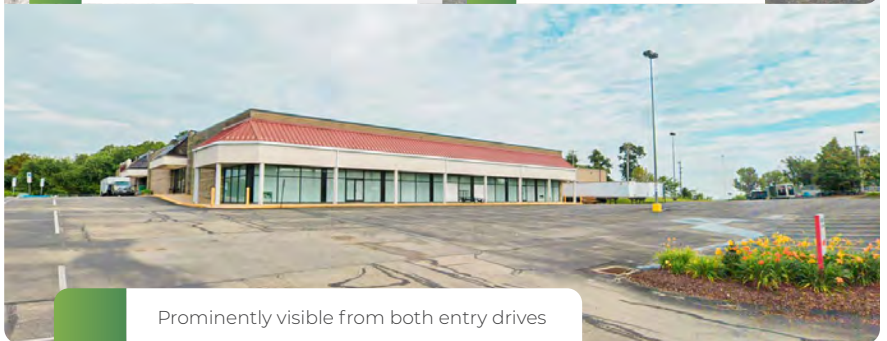
Fully Shell Condition Space

2,112 Square Feet BTS Opportunity



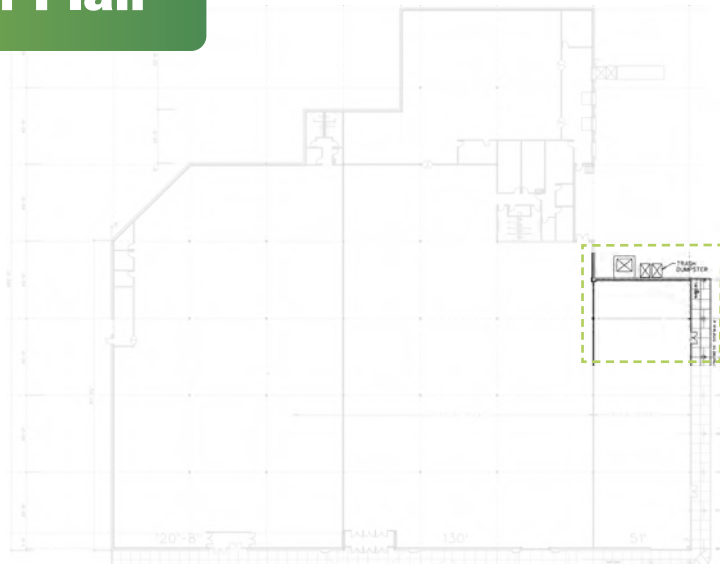
Shell space, ready for buildout

Endcap/corner space



Prominently visible from both entry drives

Floor Plan



2.1K



Ready to make your next move?

Get in touch with our listing agents below to find out more about our opportunity in Pittsburgh Plaza East at **1701 Lincoln Highway in North Versailles, PA.**



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