

Freestanding Flex Warehouse

1137 WASHINGTON BLVD., PITTSBURGH PA 15206



FOR LEASE

Route 8 Frontage

Onsite Parking

Interior Loading Dock

Open Office

Storage Area

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±18,000 SF light industrial property

Zoned UI, frontage on Route 8, existing office space, 20' clear height and three drive-in doors

Freestanding Flex Warehouse

1137 WASHINGTON BOULEVARD

±18,000-square-foot, freestanding flex building available for lease in Pittsburgh’s Larimer submarket. This property offers ±14,000 sq. ft. of warehouse along with ±4,000 sq. ft. of office space on the second story. Onsite parking is available along both the front and right side of the building.

EXPANSIVE SIGNAGE OPPORTUNITY FACING ROUTE 8



Location & Access

1137 Washington Boulevard is positioned directly on Route 8, offering users prominent visibility to over 23,000 vehicles in average daily through traffic. Tenants can reach Route 28 within a 6-minute drive, and a majority of Pittsburgh neighborhoods within 15.

Property Details

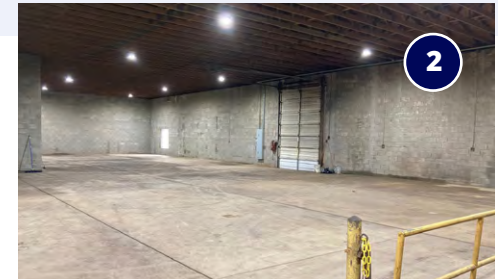
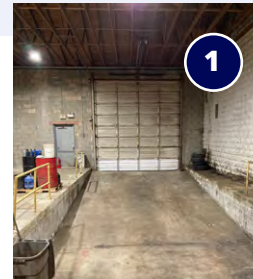
Gross SF	±18,000
Available Space	±18,000
Warehouse SF	±14,000 Total: ±10,000 SF in Primary Warehouse Area ±4,000 SF in Secondary Warehouse Area
Office SF	±4,000 SF
Zoning	Urban Industrial
Recommended Uses	Light Manufacturing, Assembly, Auto Repair, Equipment Maintenance, Warehouse
Ceiling Height	Predominantly 20'
HVAC	New HVAC Systems in Office Space New Heating Units in Warehouse
Drive-In Doors	3 Total: One (1) 10' x 9' One (1) 10' x 14' One (1) 14' x 14'
Docks	Interior Loading Dock Accessed via 14' x 14' Drive-In
Parking	6 Spaces Along Front of Building 2 Additional Spaces on Side of Building
Lighting	Updated LED Lighting Throughout Entire Building
Pedestrian Doors	3
Outside Storage	Partially Fenced-In ±20' x ±20' on Side of Building
Additional Notes	Second-story office space includes three partitioned office spaces, an open office/reception area, and a private restroom. Additional restroom on first floor.

Floor Plans

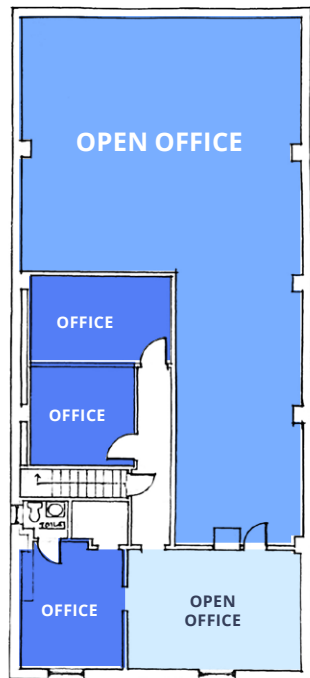
±18,000
total square feet
available

Property Features

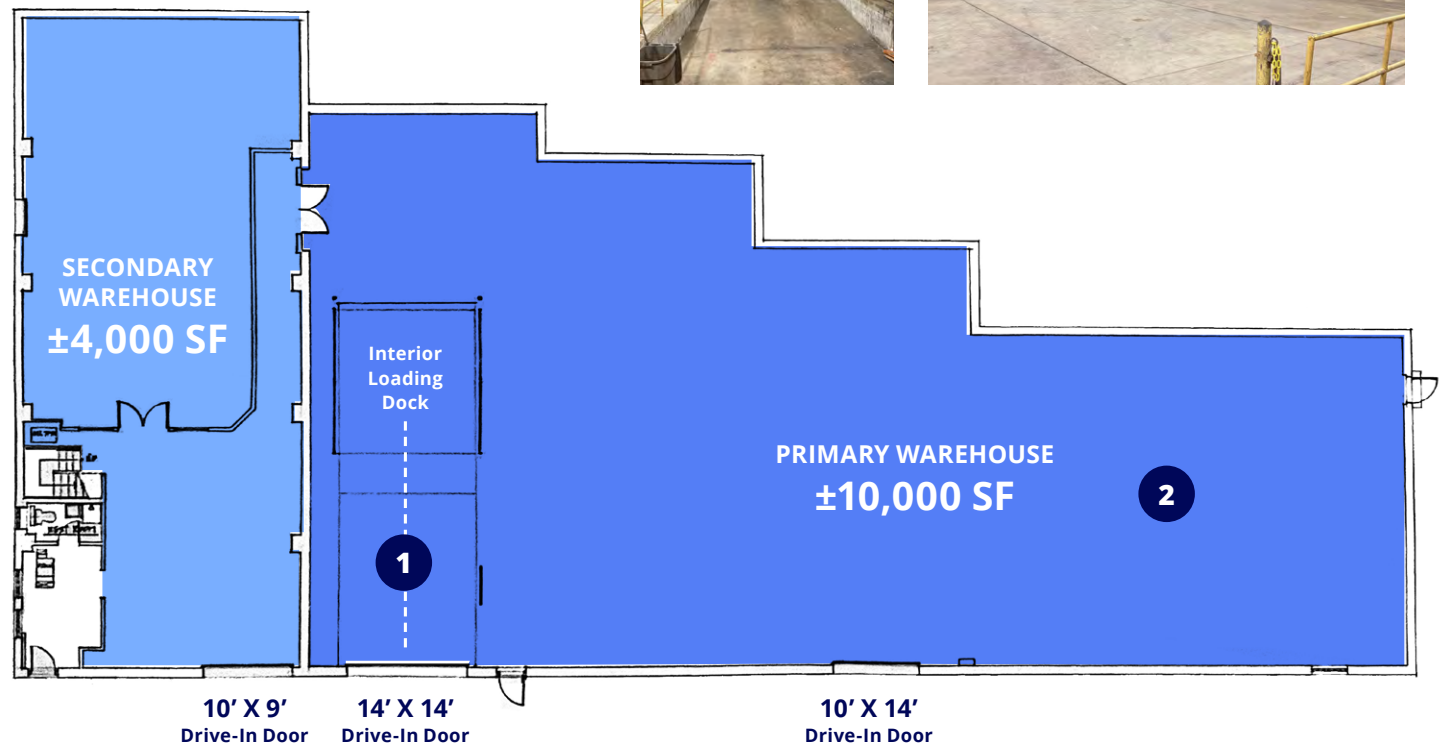
- Predominantly 20' clear height
- Recently renovated office on the second floor
- Direct restroom access on first and second floors
- New LED lighting installed throughout building
- New HVAC systems installed in office space
- New heating units installed in warehouse



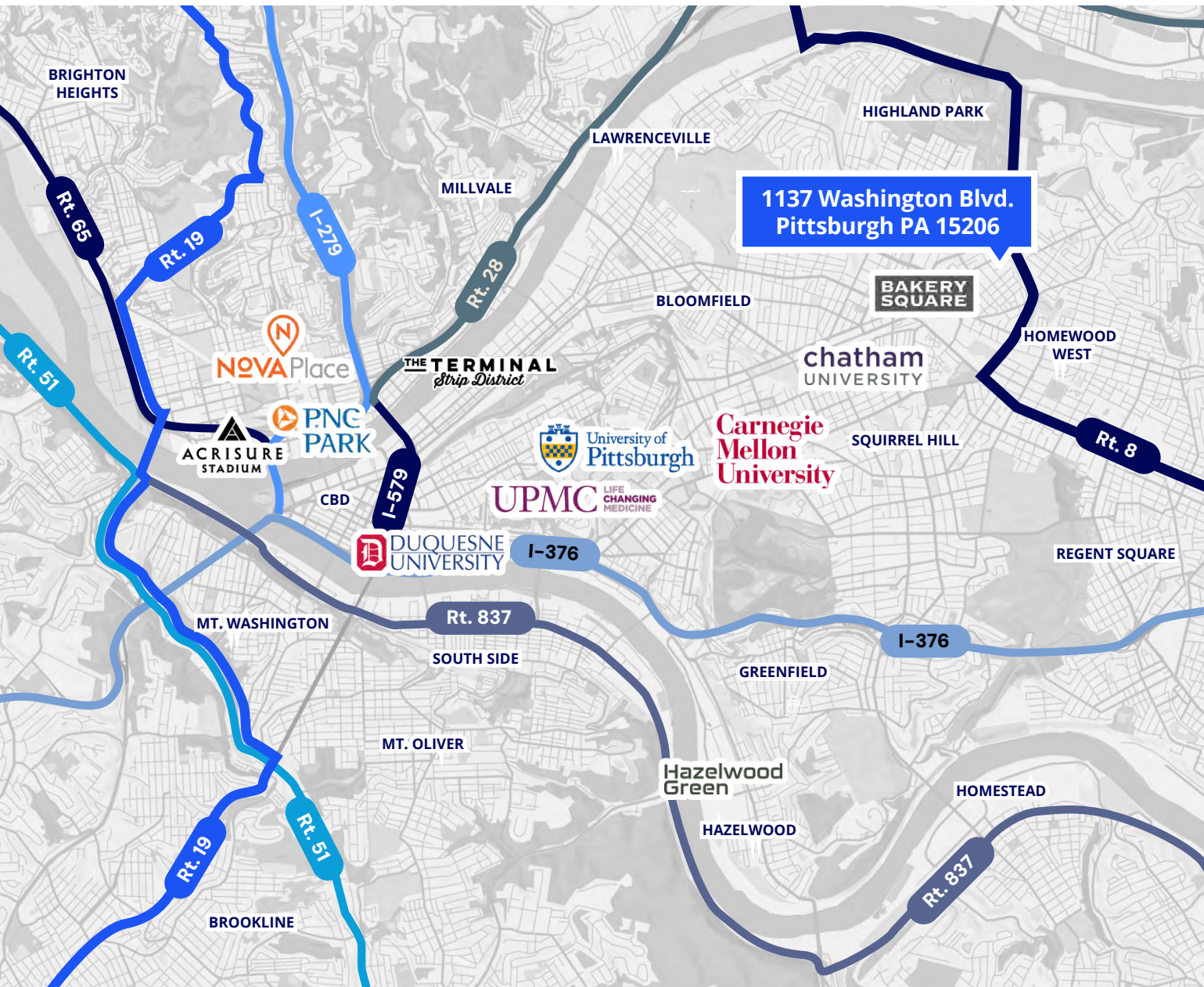
FLOOR 2 | ±4,000 SF



FLOOR 1 | ±14,000 SF



Highway Access Drive Times



Driving Distances

Rt. 28 6 minutes

I-376 15 minutes

I-279 15 minutes

I-597 15 minutes

Rt. 19 20 minutes

Rt. 65 20 minutes

Rt. 51 24 minutes

Rt. 837 21 minutes

Submarket Access Drive Times



Driving Distances

Homewood West/North
2 minutes

East Liberty
4 minutes

Shadyside
6 minutes

Bloomfield
11 minutes

Lawrenceville
12 minutes

North Shore
14 minutes

Oakland
14 minutes

Downtown Pittsburgh
15 minutes



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