

533 Depot Street

LATROBE, PA 15650

For Lease

23,250 SF



Listing Team

525 William Penn Place
Suite #3510
Pittsburgh, PA
colliers.com/pittsburgh

Mark Anderson
Sr. Vice President | Pittsburgh
marke.anderson@colliers.com
412 401 5166

Jonathan Levinson
Sr. Associate | Pittsburgh
jonathan.levinson@colliers.com
412 515 8545

Convenient roadway access,
prominent visibility, and flexible use!

Colliers is pleased to present the opportunity to lease 23,250 square feet of flex space positioned on 1.86 acres of land located on a prominent throughway in Pittsburgh's Westmoreland County submarket.

PROPERTY OVERVIEW:

- Zoned I-1 (Light Industrial)
- 23,250 sq. ft. building
- 1.862-acre lot
- Flexible interior layout
- High drop ceilings
- Private, in-suite restrooms
- Existing office space
- Dock door in rear
- Loading/staging area
- 22 striped parking spaces

533 Depot Road offers functional space and an efficient layout suitable for a variety of uses (retail, service, office, flex), providing an ideal opportunity to reposition and/or customize the property.



Site Exterior

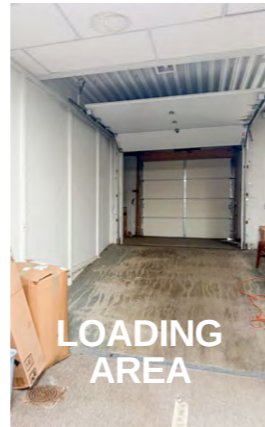


This property is accessible from three separate ingress/egress curb cuts along Depot Street. A wraparound drive provides easy access to the building's dock door, which is located on the southern side of the structure. Ample onsite parking at the north side of the building is available for employees and guests, with two ADA-designated spaces at the the entry.



Site Interior

533 Depot Street's interior features a primarily open plan layout, offering users an efficient and functional space suited for a variety of purposes: continued retail, light industrial, flex, etc.



INTERIOR FEATURES:

- High ceilings
- Mix of track & recessed lighting
- Carpeted flooring throughout
- Floor-to-ceiling windows
- Demisable partitions
- In-place office space



NEIGHBORHOOD OVERVIEW Latrobe, PA

533 Depot Street is located on the northern side of Latrobe, a city of approximately 8,000 located in Westmoreland County. Latrobe is within the Pittsburgh MSA, and a 40-mile commute from Downtown Pittsburgh.

Latrobe's economy is largely driven by industrial services, but is also home to dozens of local businesses and national retailers supported by a densely populated and walkable inner city that's serviced by multiple public transit stops.

Latrobe borders U.S. Route 30 and is just a 17-minute drive from I-376 access.

3-Mile Demographics

POPULATION COUNT
19,858

AVERAGE HH INCOME
\$83,071

AREA EMPLOYEES
12,290

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Interested?

Contact us for more information.



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