

1881

MAIN STREET

SHARPSBURG
15215



OWNER-OCCUPIED FLEX INDUSTRIAL BUILDING FOR SALE OR LEASE

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PITTSBURGH, PA 15215

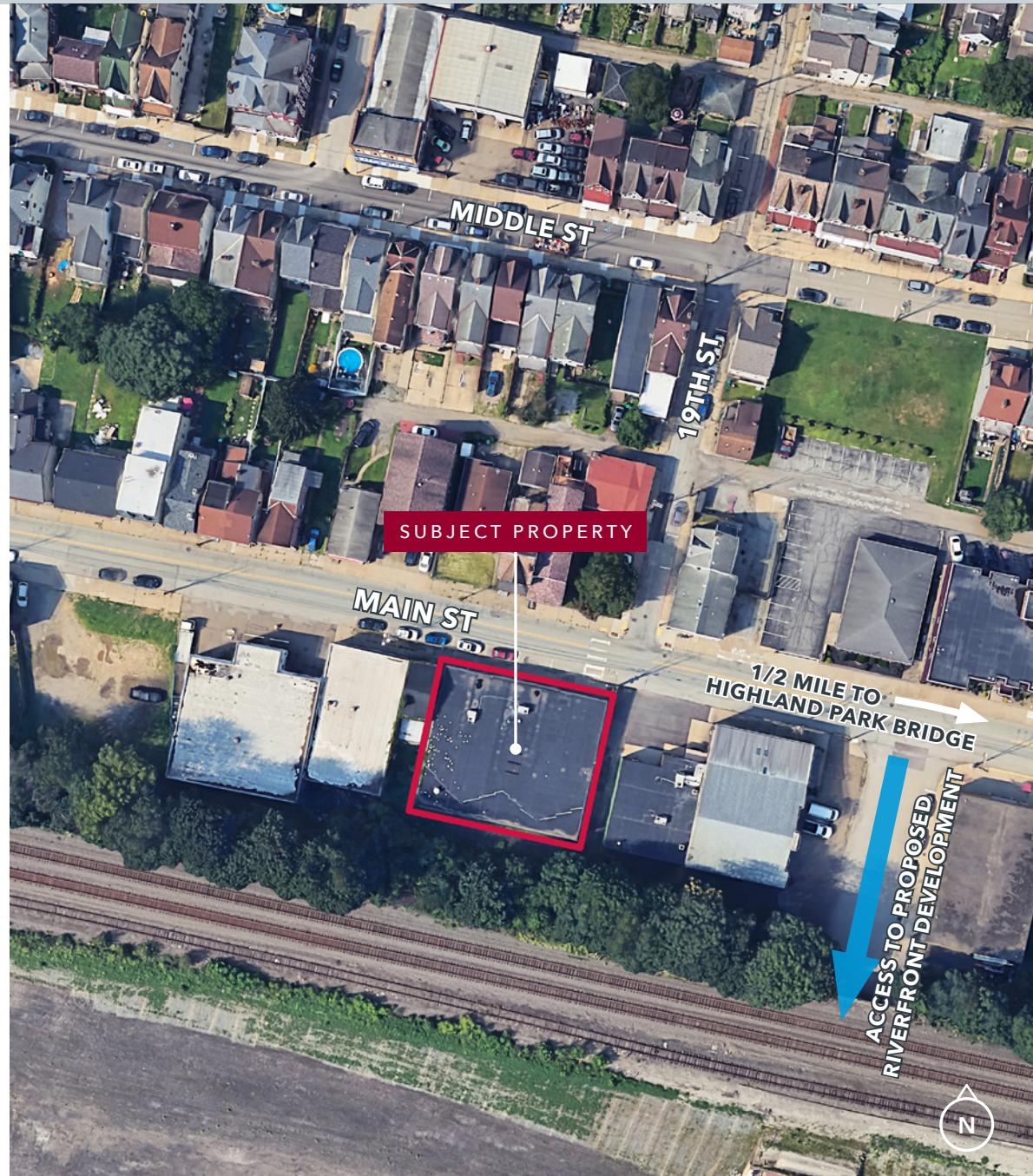
MAIN STREET

SHARPSBURG

FLEX INDUSTRIAL BUILDING FOR SALE OR LEASE | 5,000± SF SPACE AVAILABLE

PROPERTY DETAILS

- 5,000 SF available for lease:
 - » 3,000± SF flex warehouse space
 - » 2,000± SF modern office space
- Lot Size/Parcel ID: 0.30 acres / 168-S-14
- (1) 10' x 12' drive-in door in warehouse
- 19' clear ceiling height
- Power: 225 amp, 120/240 volt, single-phase, 3 wire
- Secured building entrance
- Located in Sharpsburg, just half a mile from the Highland Park Bridge
- Within walking distance to numerous amenities including shops, restaurants, and groceries
- Direct access to the proposed **Allegheny Shores** mixed-use riverfront development (see page 5 for additional details)



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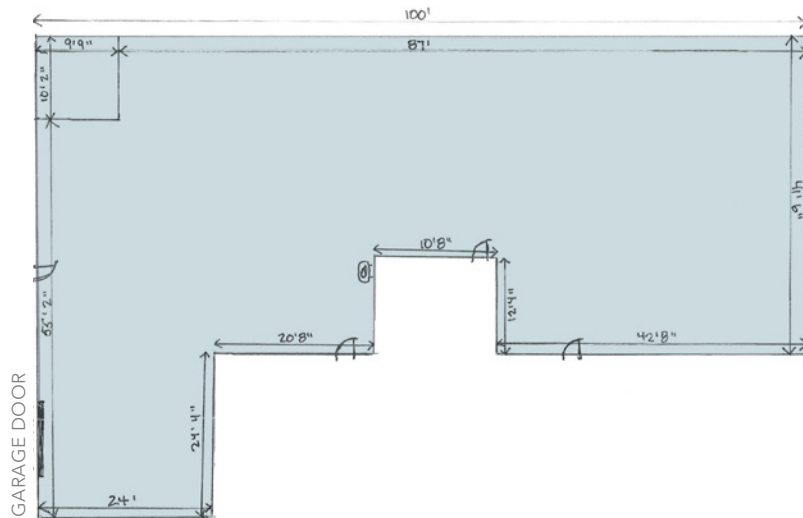
PITTSBURGH, PA 15215

MAIN STREET
SHARPSBURG

FLEX INDUSTRIAL BUILDING FOR SALE OR LEASE | 5,000± SF SPACE AVAILABLE

FLEX/WAREHOUSE SPACE

- 3,000± SF available



ACCESS & AREA AMENITIES



TO DOWNTOWN
PITTSBURGH
6.3 mi / 10± min



28

SHARPSBURG

SUBJECT PROPERTY

MAIN ST

ACCESS

MAIN ST

28

28

ASPINWALL

COMING SOON: ALLEGHENY SHORES DEVELOPMENT

(Estimated Q1 2027 | Direct access from subject property)

50-acre mixed-use development will span 1.5 miles of riverfront and include public park space, bike trails, affordable housing and commercial space

HIGHLAND PARK BRIDGE

TO 8

1 mi / 3± min

SHARPSBURG & ASPINWALL AMENITIES

Food & Drink:

- Dancing Gnome Brewery
- Hitchhiker Brewing
- Love, Katie Distilling
- Redhawk Coffee Roasters
- The Brinery
- Uncorked

Convenience/Grocery:

- Circle K
- Dollar General

Major Aspinwall Amenities:

- Waterworks Mall
- UPMC St. Margaret's Hospital and more

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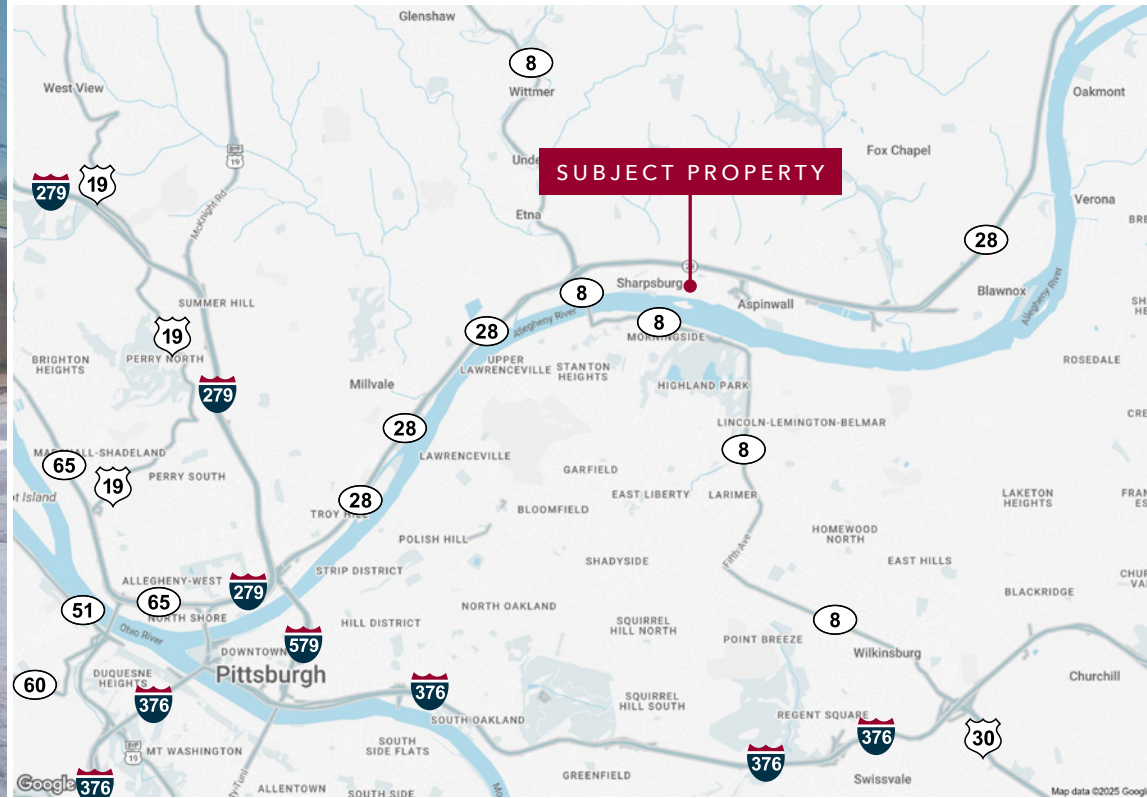
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LOCATED JUST 1/2 MILE FROM THE HIGHLAND PARK BRIDGE

KEY DISTANCES

HIGHLAND PARK BRIDGE (ACCESS TO PA-8 & PA-28)	0.5 mi / 1± min
DOWNTOWN PITTSBURGH (VIA PA-28)	6.3 mi / 10± min
PA TURNPIKE (I-76 E/W)	7.8 mi / ±13 min



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