

100 Sagamore Hill Road - Flex Building

Pittsburgh, PA 15239



Building **Size**

Approximately 79,000 SF Single Story Flex Building

- 47,860 SF Office
- 31,140 SF Warehouse/Manufacturing

Available **Premises**

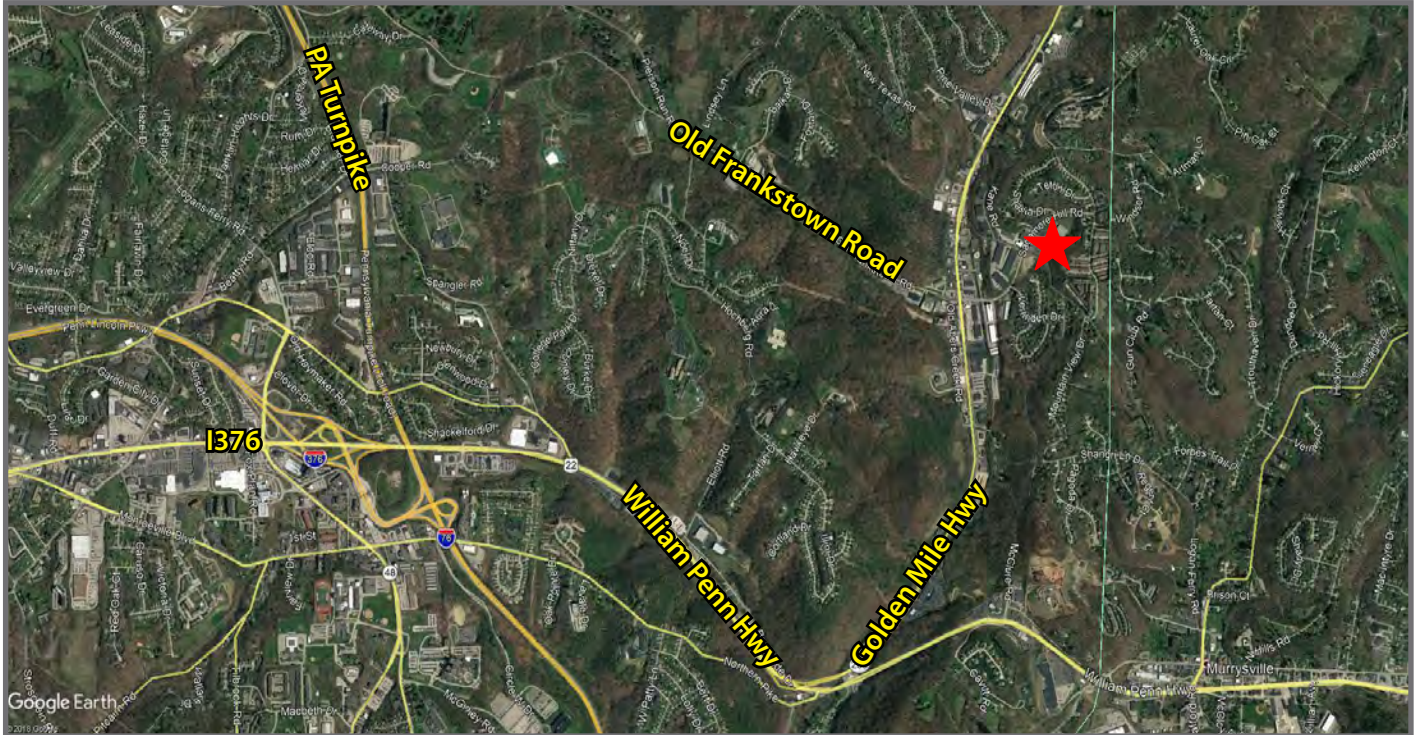
- 79,000 SF (Full Building)
- Office areas can be sub-divided to 10,000 SF or more

Property **Highlights**

- New mechanicals (2016)
- HVAC throughout building
- Spinkler system in warehouse and portion of office areas
- New roof (2018)
- 20' clear height in manufacturing and potential 12' clear height in office/tech area
- 3 cranes (1 - 12 1/2 ton & 2 - 5 ton)
- 2000 amp service; 480/277v-3p
- Back-up diesel generator - 35kva
- T5, 54 watt high output warehouse lighting



Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable, such information has not been verified, and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Rental terms and all dimensions are approximate and specifications are subject to change without notice. Oxford Realty Services, Inc., an independent real estate services company.



Location Highlights

- Close proximity to all of the amenities of shopping, banking, restaurants, cafes and more within the Monroeville trade area
- 3.5 miles to the Pennsylvania Turnpike
- 18 miles to the Central Business District
- 35 miles to the Pittsburgh International Airport



For more information please contact:

Joseph F. Tosi
Senior Vice President

Oxford Realty Services, Inc.
412.261.0200, ext 3471
jtosi@oxfordrealtyservices.com

Jeffrey A. Deitrick, SIOR
Executive Vice President

Oxford Realty Services, Inc.
412.261.0200, ext 3473
jdeitrick@oxfordrealtyservices.com

 **OXFORD**
REALTY SERVICES, INC.

One Oxford Centre
301 Grant Street - Suite 400
Pittsburgh, PA 15219
www.oxfordrealtyservices.com

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