

# 2614 Smallman Street

Pittsburgh, PA 15222



## Building & Property **Size**

- 55,206 SF
- 1.33 Acres

## Available **Premises**

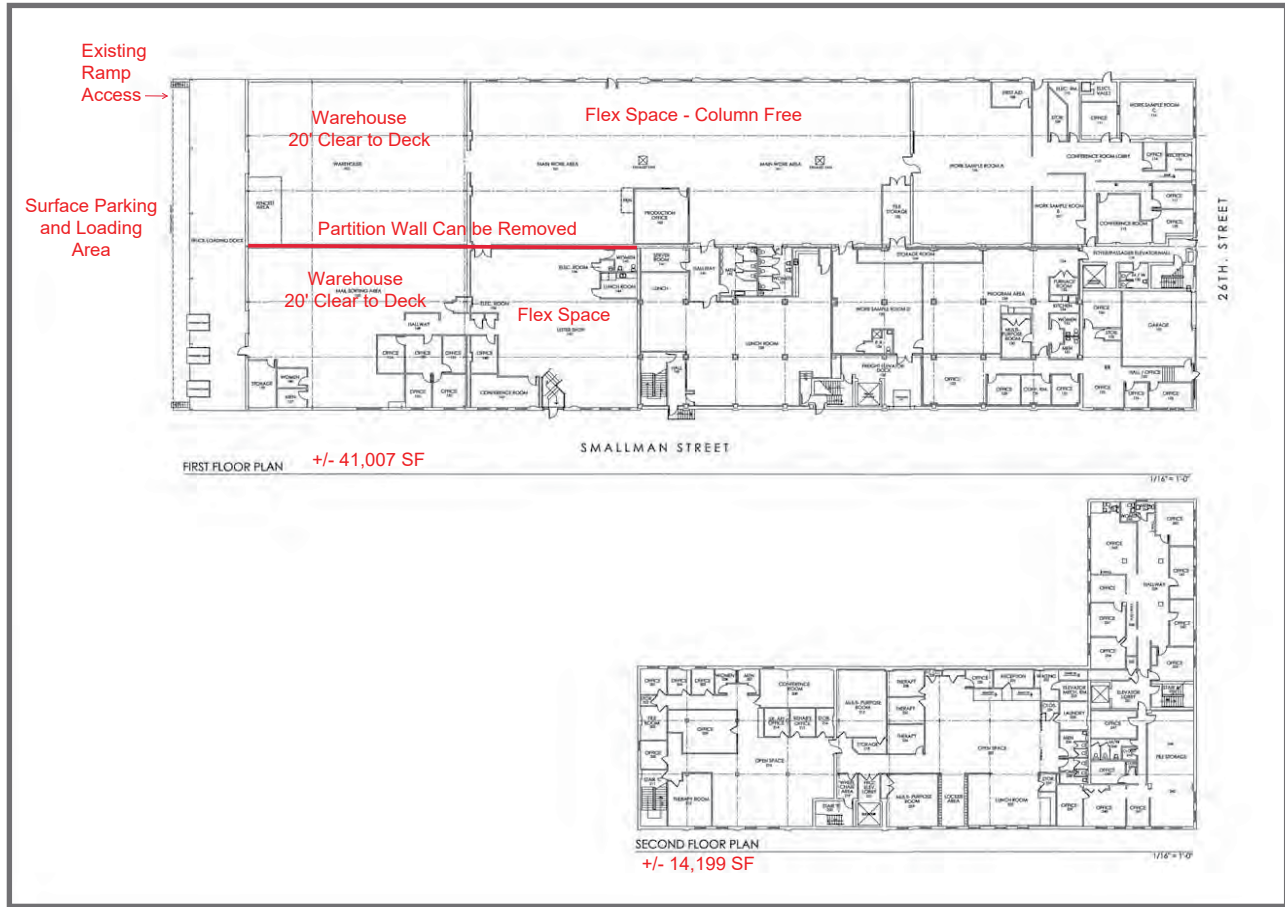
- 55,206 SF (Available 3/19)

## Lease **Rate**

- \$12.00/SF NNN

## Property **Highlights**

- Part of the exciting 3 Crossings development located in the Strip District, which is a large-scale, multi-use residential, office and retail development complex
- Open warehouse and tech spaces with sections of temperature controlled warehouse and finished office spaces
- Warehouse Ceiling - 20' to deck and 14' to bottom of truss
- Flex Area - 11'8" clear to underside of trusses
- New roof installed in 2015
- Zoned RIV-IMU (Industrial Mixed-Use)



For more information please contact:

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