

2257 Babcock Boulevard

Pittsburgh, Pennsylvania 15237 (Allegheny County)

**Great for service and distribution
with loading dock and
full tractor trailer access!**



Available **Triple-Net Lease**

14,400 SF

Annual Taxes: \$24,000

Annual Insurance: \$ 2,000

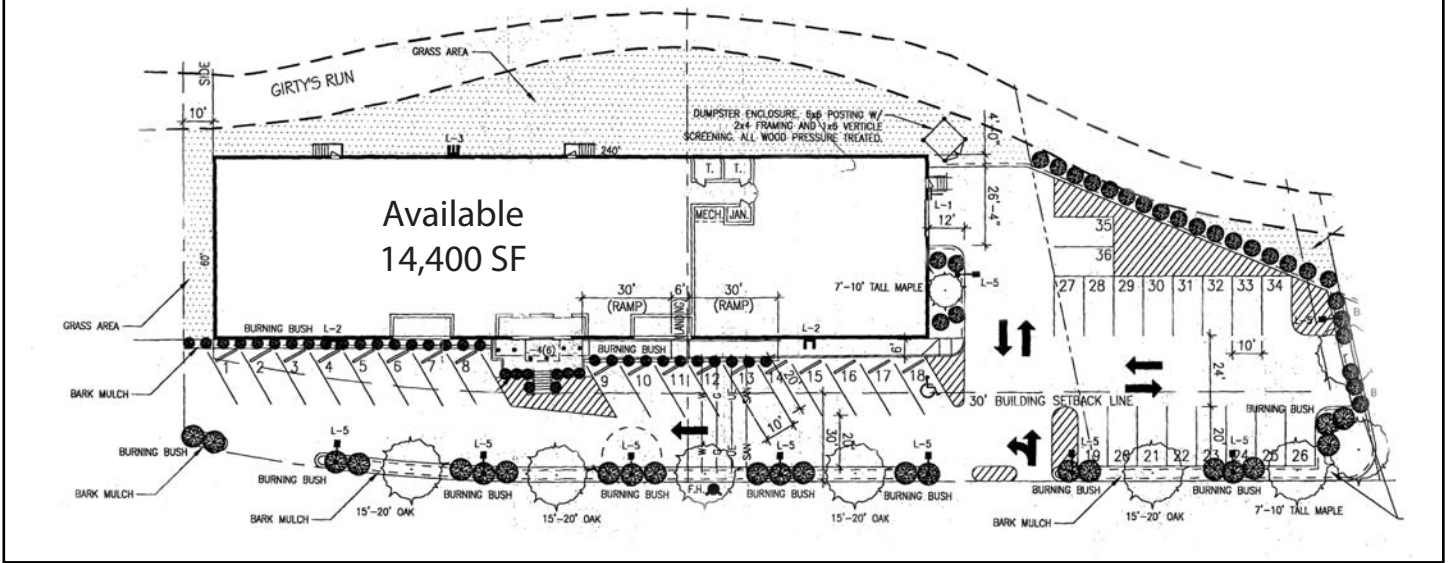
Ceiling **Heights**

- **Front of space:**
 - 14' to the bottom of the beam
 - 17' to the underside of the decking
- **Rear of space:**
 - 13' to the bottom of the beam
 - 16' to the underside of the decking

Property **Highlights**

- Great North Hills location along Babcock Boulevard and in close proximity to Interstate 279 ramps
- Offers great visibility and easy access from both directions on Babcock Boulevard
- Built in 2003 and is a column free structure

SITE PLAN



AVERAGE DAILY TRAFFIC

Babcock Boulevard 17,692

DEMOGRAPHICS

	3-MILES	5-MILES
Population	83,317	233,022
Avg. HH Income	\$60,706	\$52,170

For more information please contact:

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