

## 2257 Babcock Boulevard

Pittsburgh, Pennsylvania 15237 (Allegheny County)



### Available **Triple-Net Lease**

14,400 SF

Annual Taxes: \$24,000

Annual Insurance: \$ 2,000

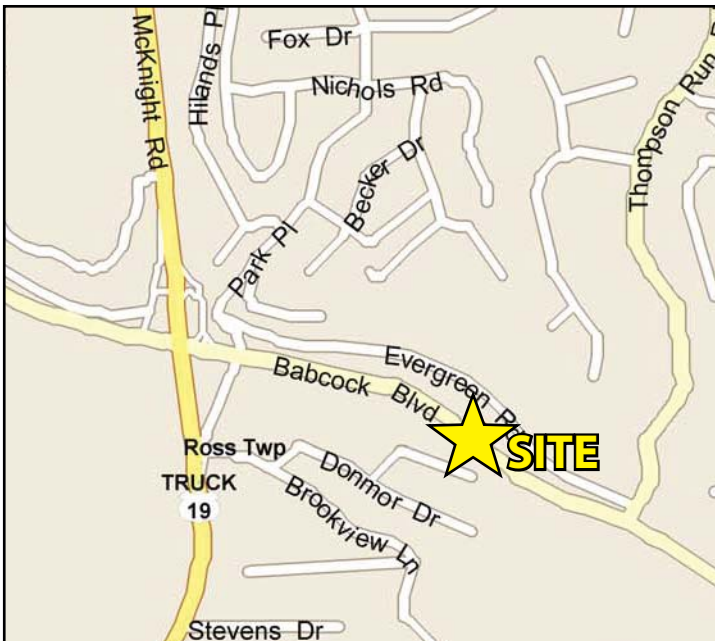
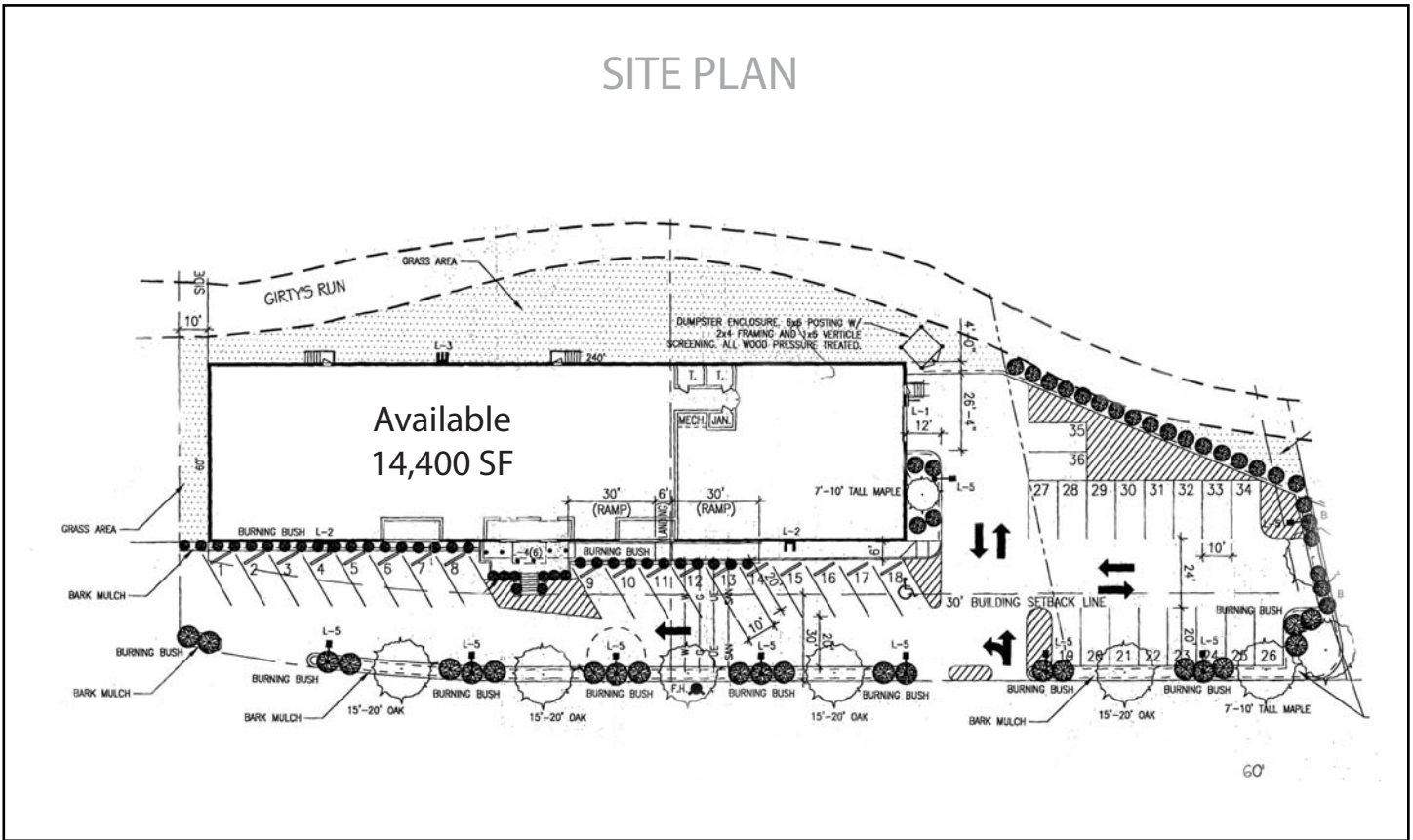
### Ceiling **Heights**

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

# 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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