NOW **LEASING**

260 INDUSTRY DRIVE PITTSBURGH, PA

CLASS "A" FLEX CAMPUS | PROPOSED NEW CONSTRUCTION | PARKWAY WEST CORRIDOR | 100% EFFICIENCY

OXFORD

www.oxfordrealtyservices.com

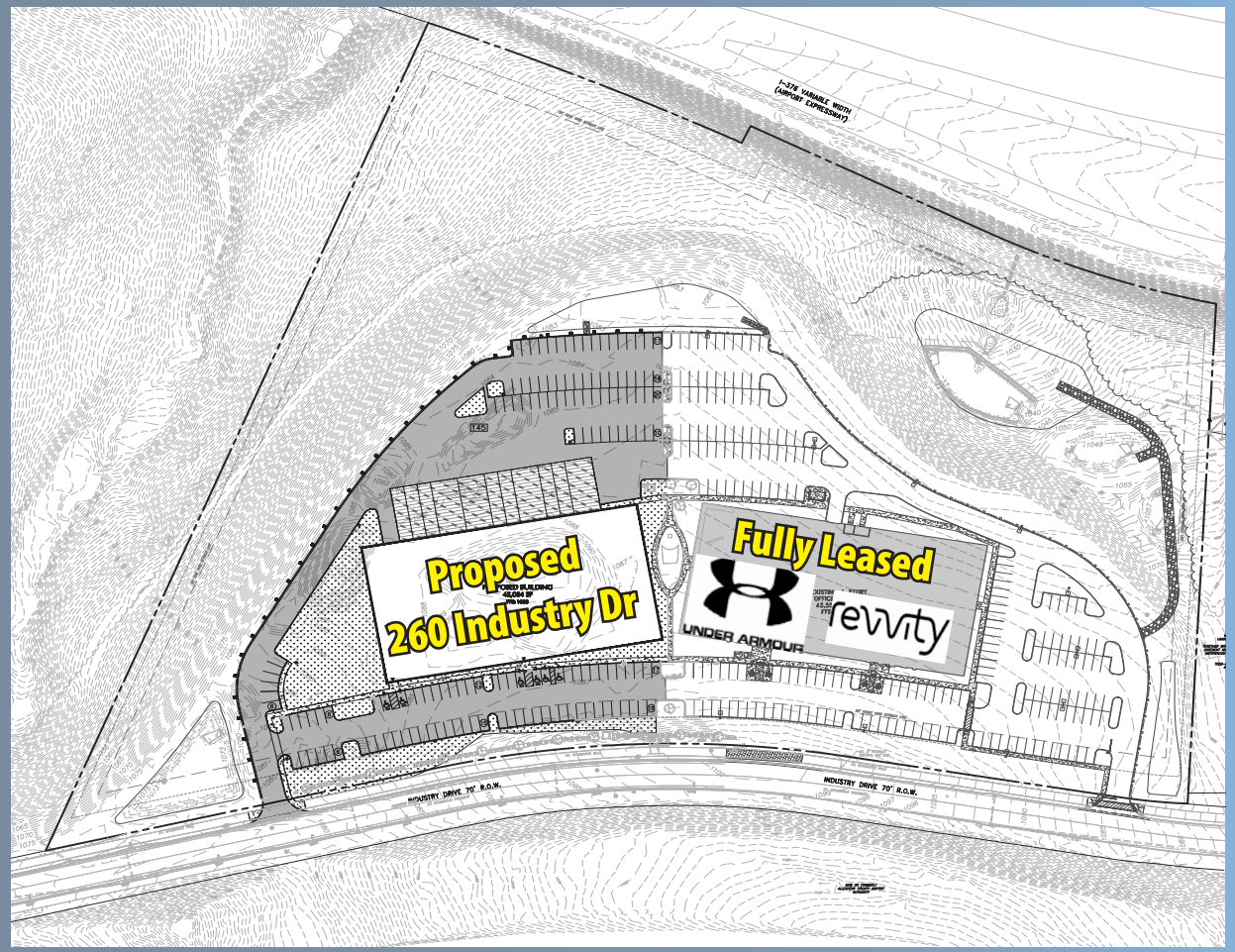
PROPERTY **DESCRIPTION**

AVAILABLE **PREMISES**

44,640 SF - Can be Subdivided

PROPERTY **HIGHLIGHTS**

- Class "A" Flex Office Campus
- Prominent Location in Pittsburgh's Parkway West Corridor
- 100% Efficiency — Usable Equals Rentable
- Ample On-Site Free Parking
- Designed for 16' clear height – which can be increased to 24' on a build to suit
- EV Charging Stations
- Potential for Solar Panels
- Multiple branding and signage options; Signage options include building highwall, monument, and potential for hillside signage visible from Parkway West
- Rear loading access providing for dock and grade level access
- Existing central courtyard for private events or outdoor work environment



260 INDUSTRY DRIVE

BUILDING **RENDERINGS**

260 INDUSTRY DRIVE

BUILDING **RENDERINGS**

260 INDUSTRY DRIVE

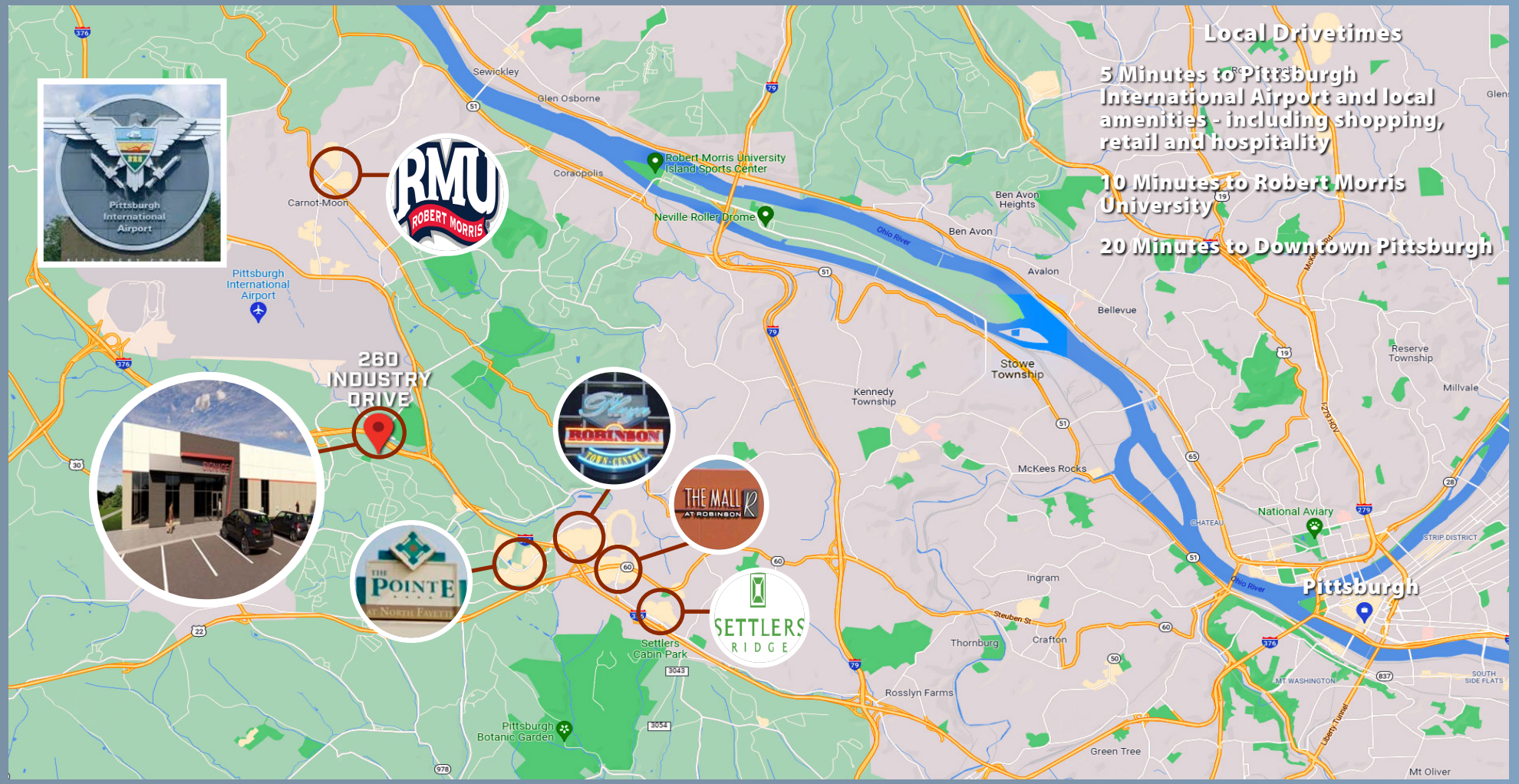
BUILDING **RENDERINGS**

260 INDUSTRY DRIVE

BUILDING **RENDERINGS**

260 INDUSTRY DRIVE

PROPERTY **LOCATION**



260 INDUSTRY DRIVE

OXFORD
www.oxfordrealtyservices.com

For more information please contact:

Joseph F. Tosi, SIOR
Executive Vice President

412.261.0200, ext 3471
jtosi@oxfordrealtyservices.com

Oxford Realty Services, Inc.
2865 Railroad Street, Suite 202
Pittsburgh, PA 15222
www.oxfordrealtyservices.com

260 INDUSTRY DRIVE PITTSBURGH, PA