

# OXFORD

REALTY SERVICES, INC.

# FOR LEASE

Real Estate Brokerage Services

Office | Industrial | Retail | Investing | Consulting

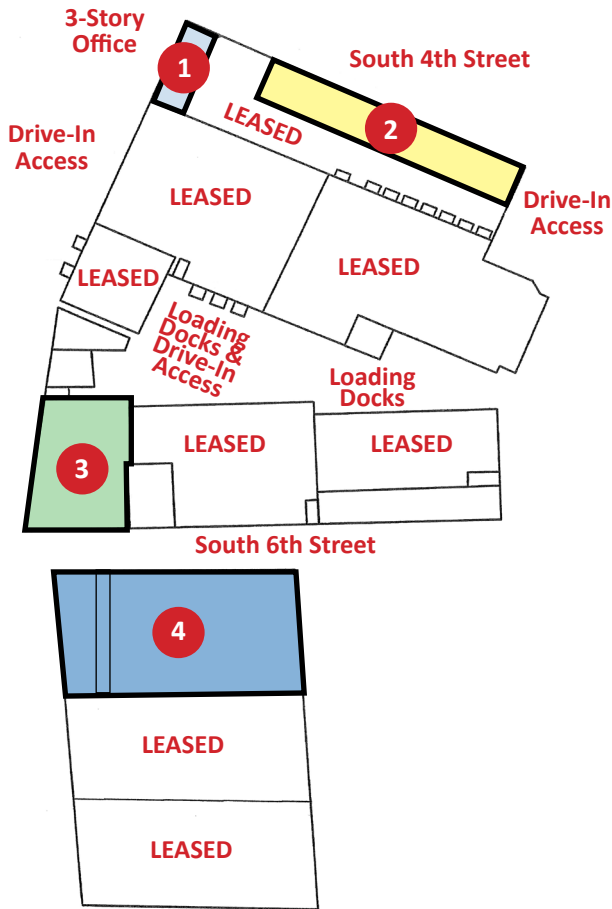
## M. Berger Industrial Park

Bingham Street, Pittsburgh, PA 15203



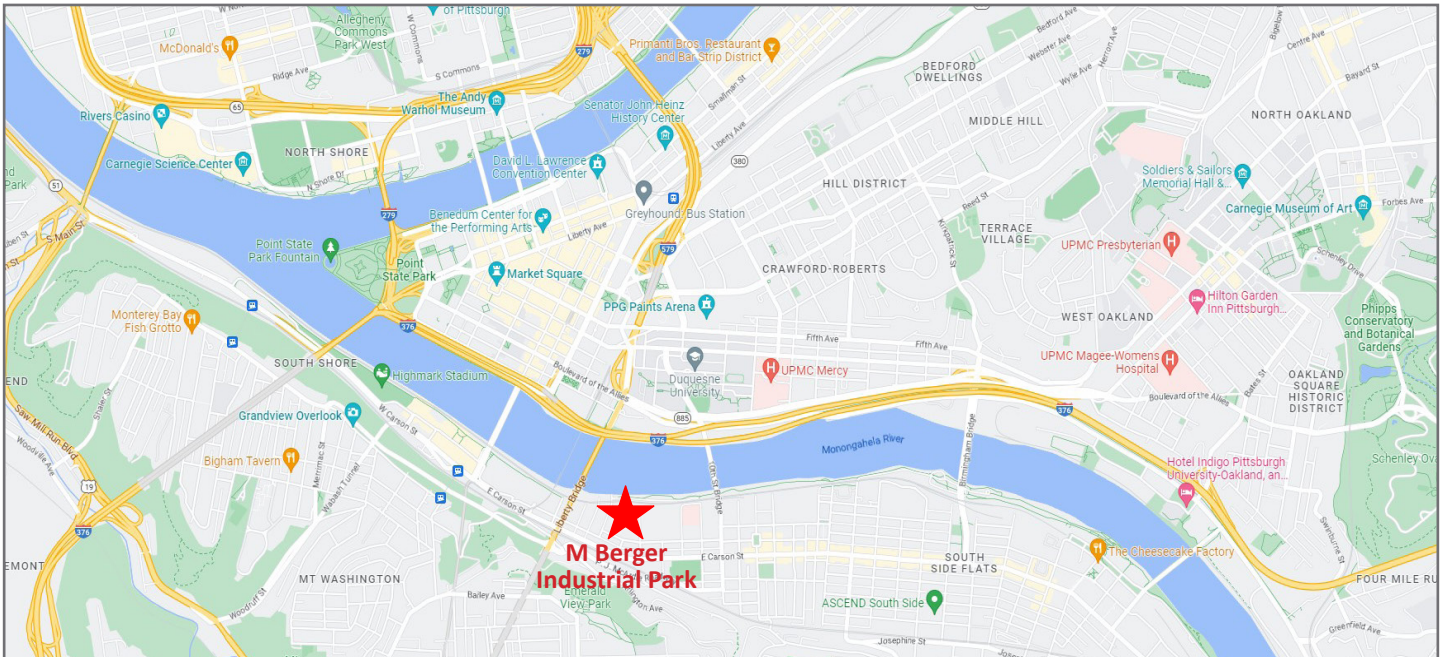
### Property **Highlights**

- Location:** South Side, City of Pittsburgh - Within walking distance to Station Square
- Address:** 401 Bingham Street, Pittsburgh, PA
- Type:** Warehouse, Storage & Light Assembly  
Ideal for conversions to indoor sporting, including Pickleball, recreational, or entertainment venues
- Site Size:** 8.819 acres
- Building Area:** Approximately 209,676 SF
- Zoning:** RIV-IMU Industrial Mixed-Use Subdistrict



## Current Availabilities

Site Plan #	Available SF	Type
1	778 SF	Office
2	10,295 SF	Warehouse / Storage
3	11,851 SF or 0.27 Acres	Outdoor Storage / Laydown Area
4	30,325 SF or 0.70 Acres	Outdoor Storage / Laydown Area



For more information please contact:

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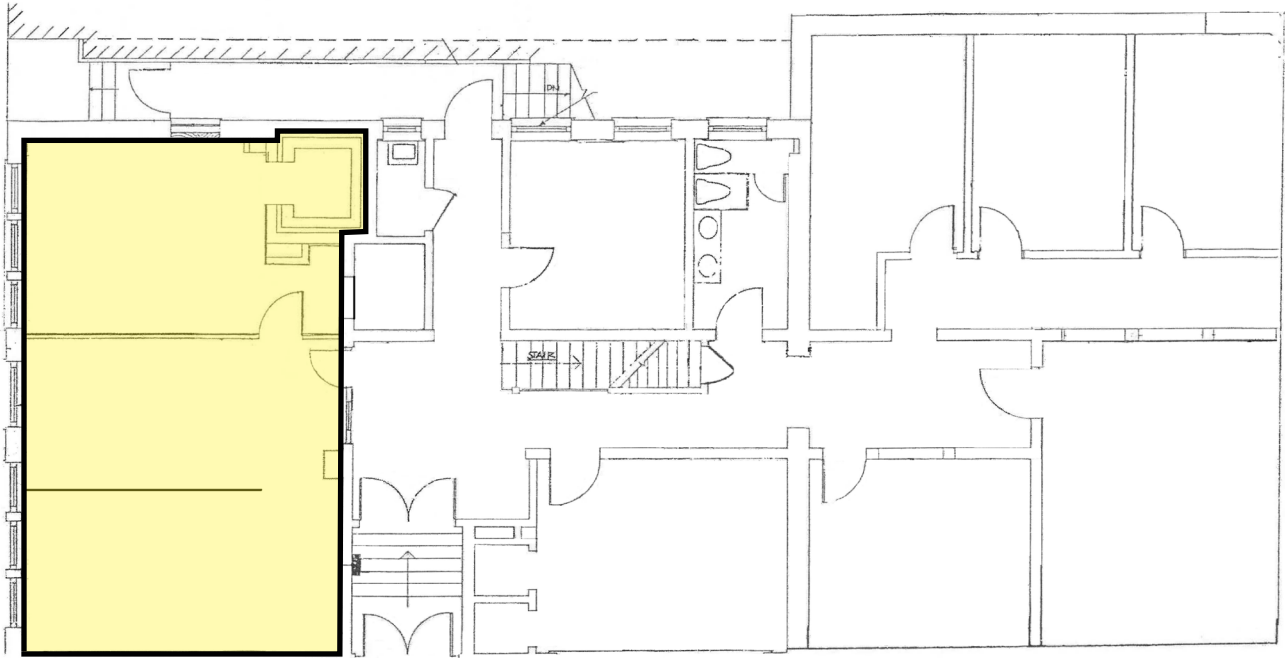
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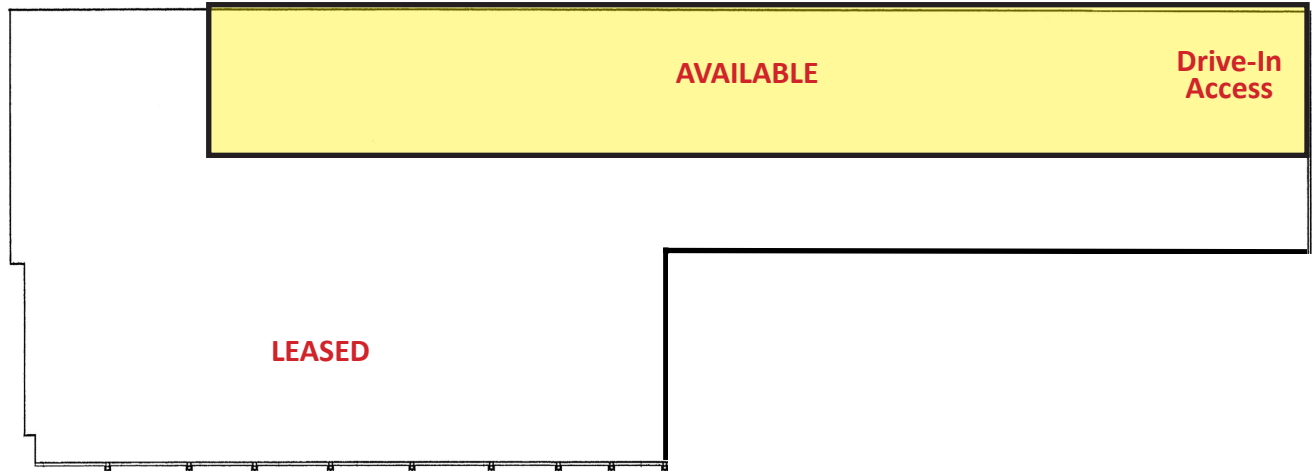
2865 Railroad Street, Suite 202  
 Pittsburgh, PA 15222  
 www.oxfordrealtyservices.com

## 401 Bingham Street - Office

778 SF - 1st Floor



## 403 Bingham Street



### Building Specifications

Area:  
10,295 SF

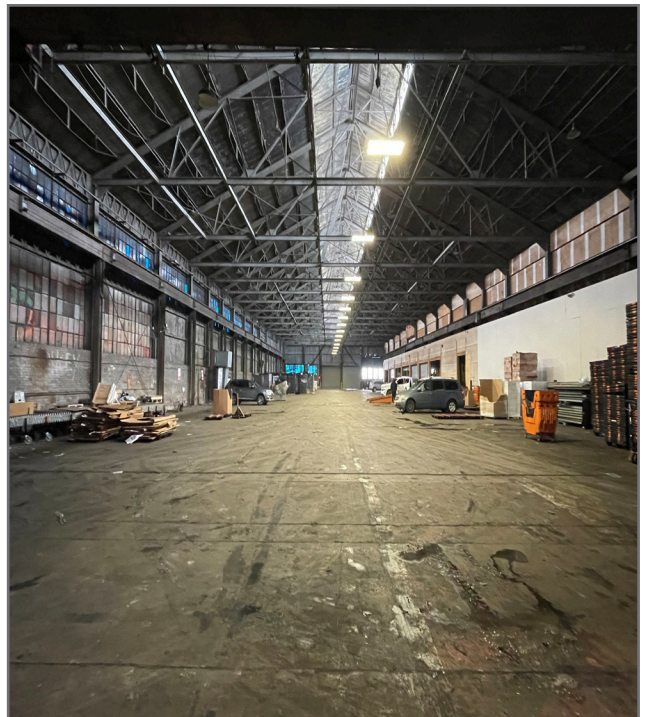
Ceiling Height:  
25' Clear

Warehouse Lighting:  
LED

Column Spacing:  
Primarily Column Free

Drive-In Doors:  
2 - 12'W x14'H Drive-In

Electric Service:  
Duquesne Light



## 6<sup>th</sup> & Bingham Street Outdoor Storage / Laydown Area

11,851 SF or 0.27 Acres



## 6<sup>th</sup> & Bingham Street Outdoor Storage / Laydown Area

30,325 SF or 0.70 Acres

