

# 1530-1572 CHARTIERS AVENUE

warehouse | office

18,307 SF to 39,246 SF

CORLISS BUSINESS PARK

Pittsburgh, PA

BUNCHER  
COMPANY

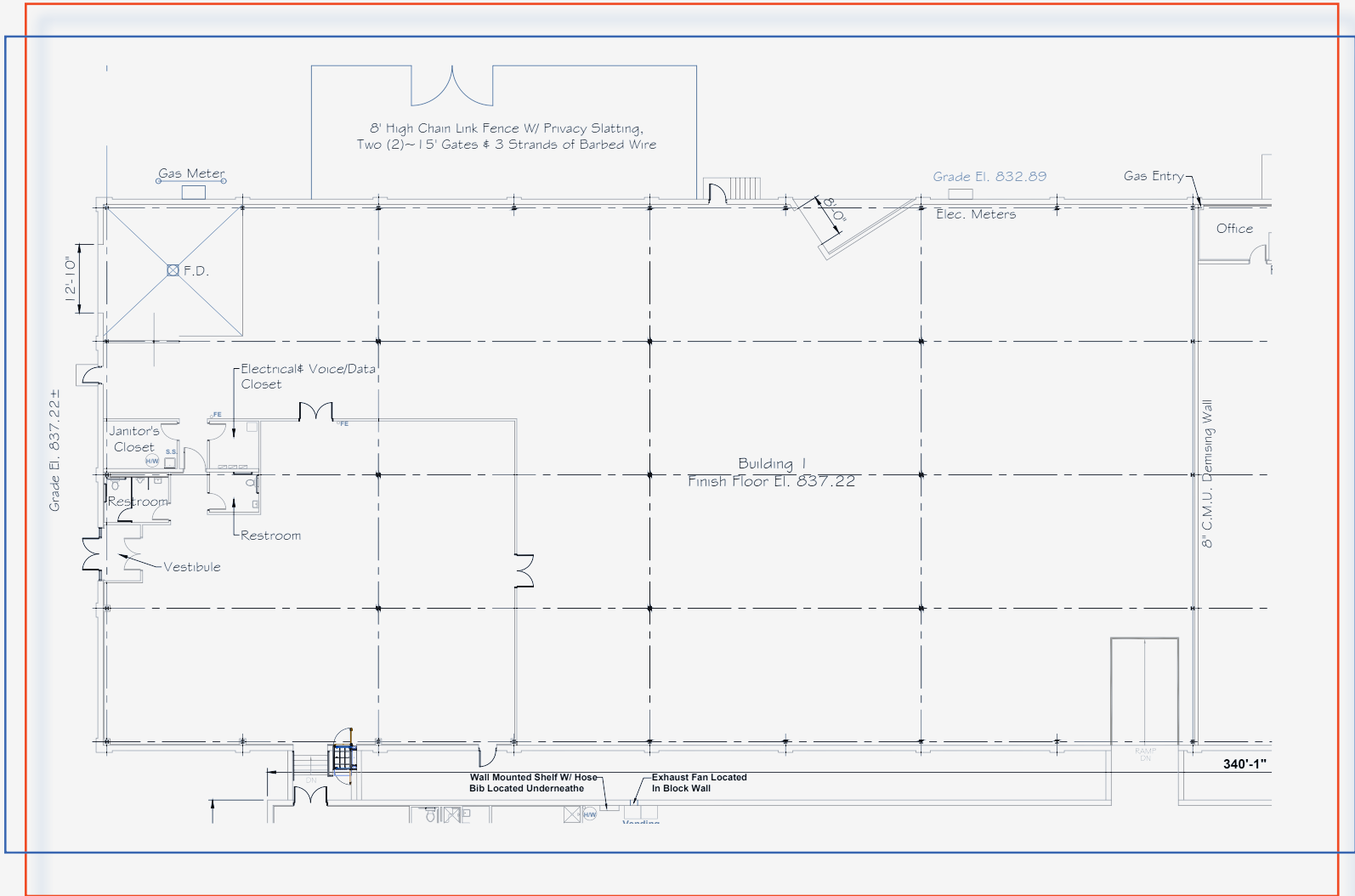
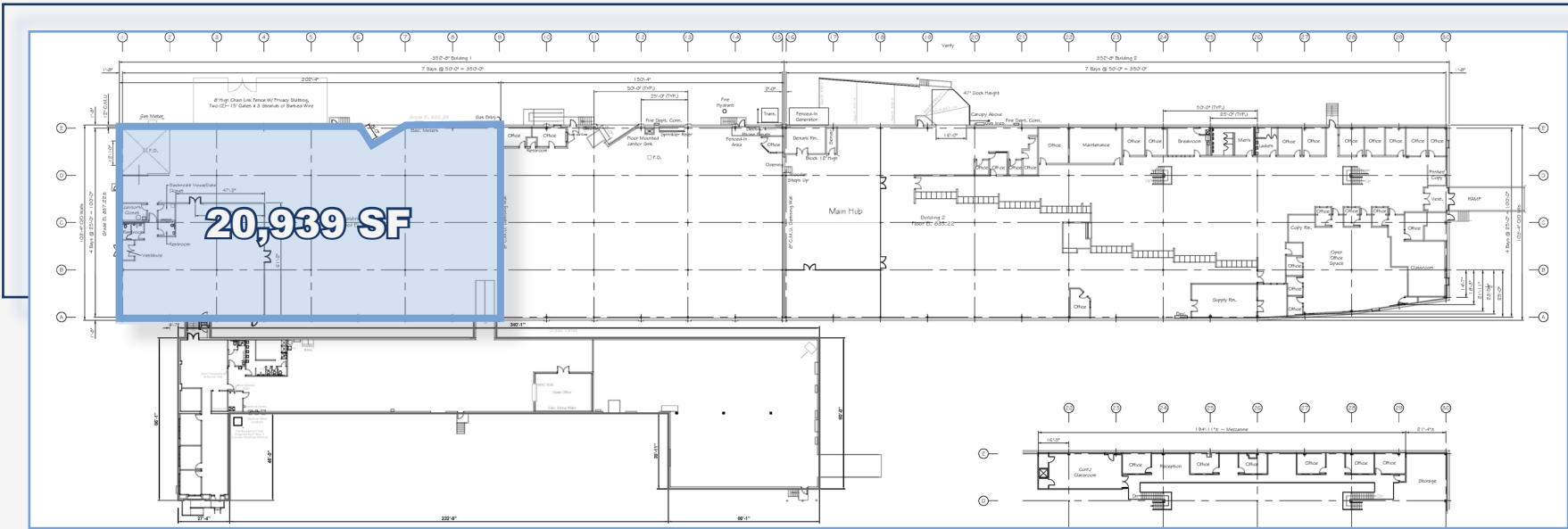




# PROPERTY FEATURES: 1530

## PROPERTY SPECS

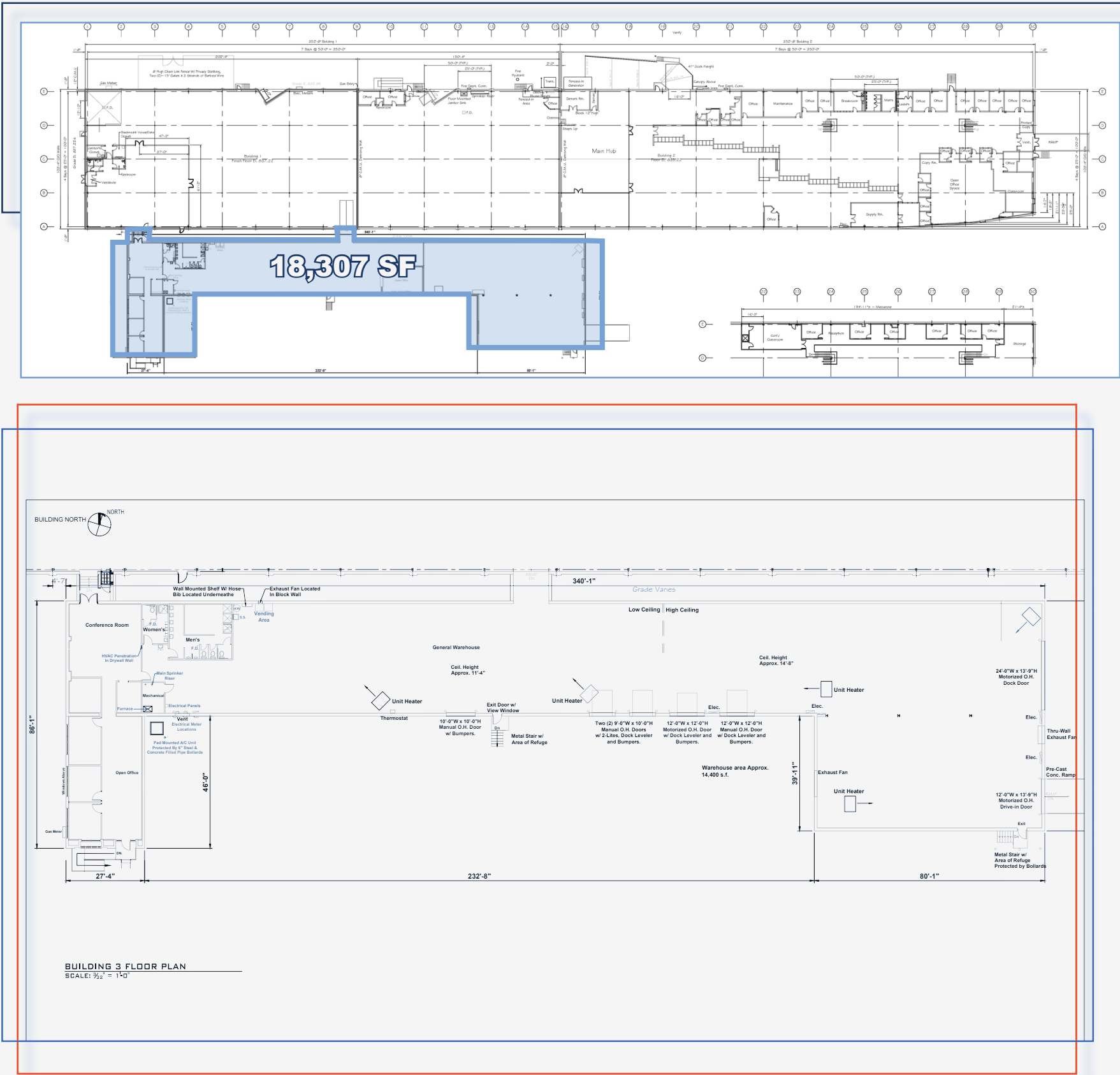
Available Sq. Ft.	20,939 SF Warehouse: 16,028 SF Office: 4,769 SF
Parking Area	Ample parking
Construction	Single-story rigid steel frame with brick over concrete block on the exterior
Roof	22 gauge galvanized deck with insulated single rubber membrane
Clearance Under Beam	24' clearance
Lighting	Warehouse: 400 watt metal halide  Office: Fluorescent, lay in, recessed fixtures to provide sufficient candle power at desk level  One (1) 12' x 10' - automatic overhead section door at grade level
Truck Doors	One (1) 8' x 10' - overhead section door equipped with edge of dock plate at dock height
Floor	6" reinforced concrete, sealed & hardened
Electrical	200 amp, 277/480 volt, 3-phase, 4-wire electrical service to meet the existing requirements
Sprinkler	Ordinary hazard wet system .20 GPM per square foot; most remote 2,000 SF
H.V.A.C	Offices are separately heated & air-conditioned. Warehouse is equipped with gas-fired, thermostatically, controlled unit heaters to provide 50°F inside temperature at 0°F outside temperature



# PROPERTY FEATURES: 1572

## PROPERTY SPECS

Available Sq. Ft.	18,307 SF Warehouse: 15,238 SF Office: 2,979 SF
Parking Area	Ample parking field
Construction	Single-story rigid steel frame with brick over concrete block on the exterior
Roof	22 gauge galvanized deck with insulated single rubber membrane
Clearance Under Beam	11' - 14" clearance
Lighting	Warehouse: 400 watt metal halide  Office: Fluorescent, lay in, recessed fixtures to provide sufficient candle power at desk level
Truck Doors	One (1) 12' x 13' 9" automatic overhead sectional door with a precast concrete ramp, three (3) 12' x 12' overhead sectional doors and one (1) 10' x 10' manual overhead sectional door equipped with dock levelers and door bumpers at dock height
Floor	6" reinforced concrete, sealed & hardened
Electrical	200 amp, 277/480 volt, 3-phase, 4-wire electrical service to meet the existing requirements
Sprinkler	Ordinary hazard wet system .20 GPM per square foot; most remote 2,000 SF
H.V.A.C	Offices are separately heated & air-conditioned. Warehouse is equipped with gas-fired, thermostatically, controlled unit heaters to provide 50°F inside temperature at 0°F outside temperature





# LOCATION OVERVIEW



## CONVENIENTLY LOCATION

- 5 minutes to Downtown Pittsburgh
- Abundant labor force in the area
- Pittsburgh Regional Transit bus stop at the entrance
- Nearby attractions; Acrisure Stadium, PNC Park, Rivers Casino & Station Square Complex

## 20 MINUTE DRIVE-TIME DEMOGRAPHICS



Population:  
**292,651**



Households:  
**133,050**



Household Income:  
**\$98,681**



Businesses:  
**16,559**



Employees:  
**264,009**



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**Gregg Broujos**

gbroujos@buncher.com

412.422.9900 Ext. 227

**Jesse Ramey**

jramey@buncher.com

412.676.9947