



2260-2270 ROSWELL
PITTSBURGH, PA 15205



30,000 SF Remaining - Occupancy August 2025

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PROPERTY SPECIFICATIONS



Available

30,000 SF



Occupancy Date

August 2025



Adaptable

Industrial, flex,
and R&D users

Specifications

	2270 ROSWELL	2260 ROSWELL
Total Building SF	45,939 SF	26,353 SF
Available SF	± 30,000 SF	0 SF - fully leased
Minimum Subdivision	± 15,000 SF	0 SF - fully leased
Clear Height	26' - 32' clear height	18' clear height
Spec Office SF	1,000 SF (modifiable)	0 SF - fully leased
Dock Doors	3 existing (expandable to 6)	Up to 5 dock high doors possible
Drive-ins	Drive-in doors possible	Drive-in doors possible



2270 Roswell

**MOVE-IN READY
AUGUST 2025**



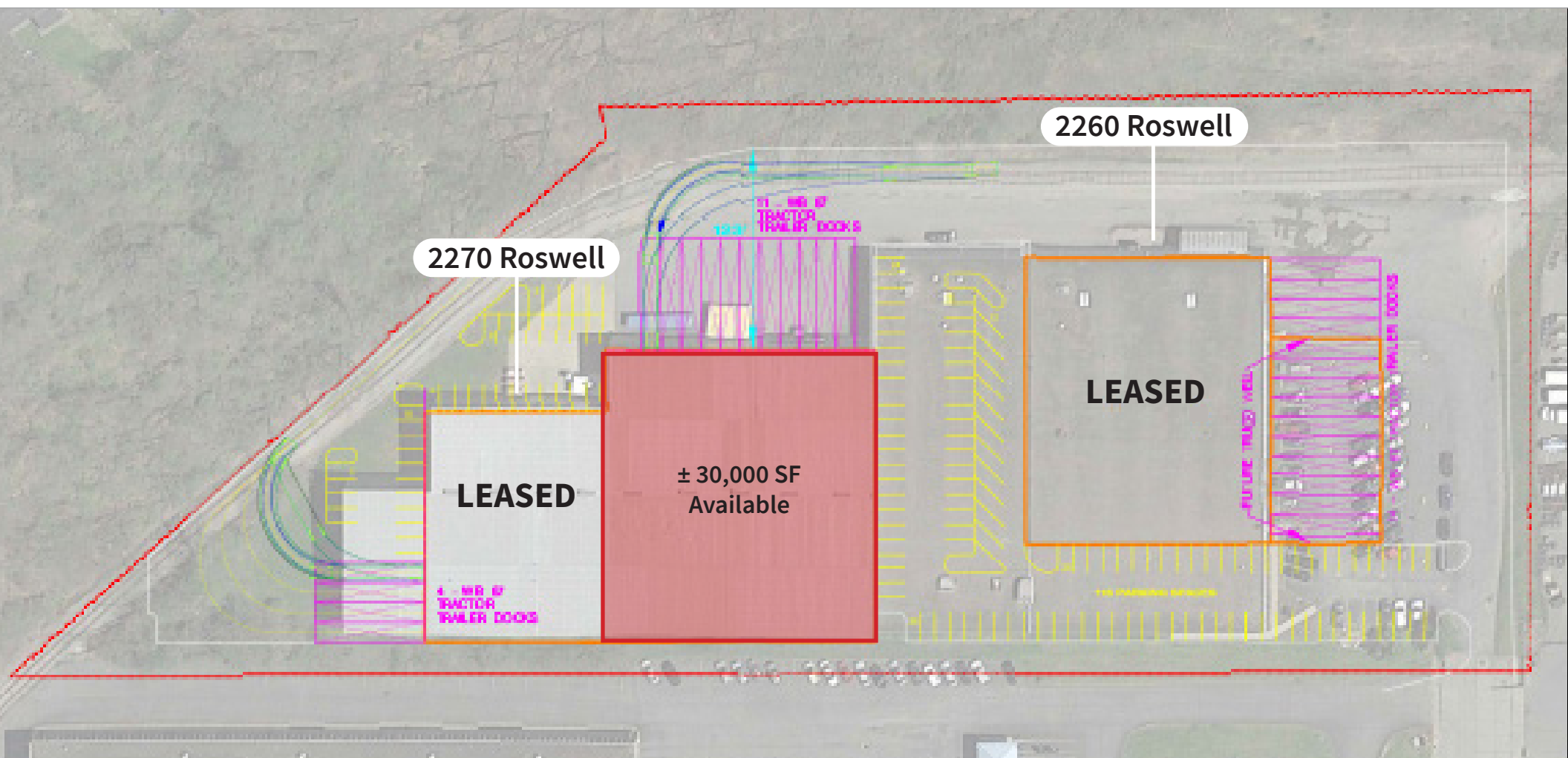
2260 Roswell

FULLY LEASED

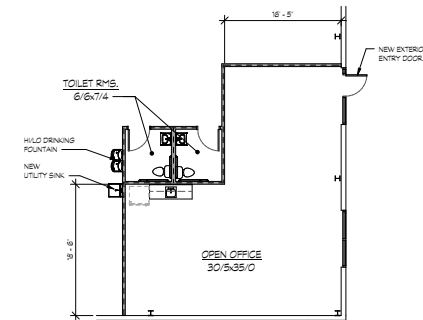
PHOTOS



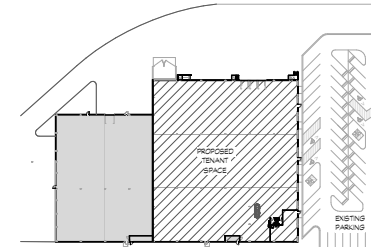
SITE **PLAN** - 30,000 SF REMAINING



NEW 1,000 SF
Spec Office
Ready August 2025



2 ENLARGED OFFICE PLAN
SCALE: 1/8" = 1'-0"



3 BUILDING KEY PLAN
SCALE: 1/8" = 1'-0"

LOCATION **FEATURES**



Demographics

Population	6,050
Population projection (2021 - MAG)	6,120
Median age (2016)	42.8
Workforce (30-mile radius)	1,199,058

Location

Distance to I-79	1.6 mi
Distance to I-376	4.5 mi
Distance to Pittsburgh CBD	8.5 mi
Distance to airport	12.6 mi
Distance to Erie, PA	128 mi
Distance to Harrisburg, PA	212 mi
Distance to Columbus, OH	182 mi
Distance to Morgantown, WV	73 mi.



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