

BUILD-TO-SUIT OPPORTUNITY  
169,700 SF

6111 BUTLER STREET  
PITTSBURGH, PA 15201

# BRIDGE 62



Advanced  
manufacturing



Tech/R&D



Life  
Sciences



Warehouse  
and distribution



# A DISTINCTIVE OPPORTUNITY

BRIDGE 62 is a built-to-suit industrial development, with a proposed development totaling 169,700 SF. Located near Robotics Row, a vibrant ecosystem where innovation thrives and the future of robotics is being shaped, BRIDGE 62 is surrounded by a vibrant mix of startups, established corporations, and research institutions. This fosters an environment ripe for cross-pollination of ideas and industry connections.

## PROPOSED DEVELOPMENT HIGHLIGHTS



**BLDG A ± 111,200 SF**



**BLDG B ± 58,500 SF**



**32' CLEAR HEIGHT**



**DOCKS 18 (10' X 10')**



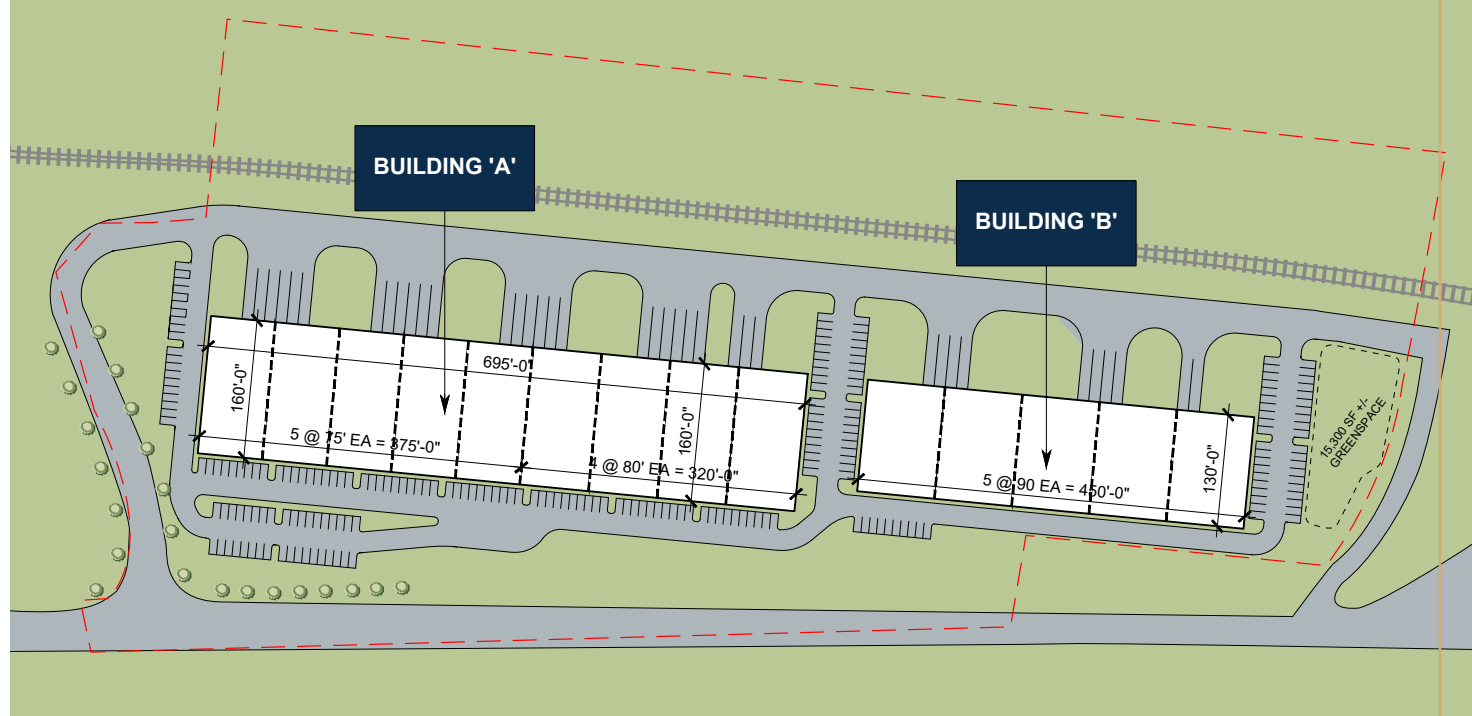
**BLDG A 145 AUTO SPACES**



**BLDG B 70 AUTO SPACES**



# PROPOSED SITE PLAN



## BUILDING A

BUILDING SIZE	± 111,200 SF [divisible]
SITE SIZE	14.2 AC
OFFICE	Office to Suit
PARKING	145 Auto spaces
CLEAR HEIGHT	32' Clear
DOCKS	18 (10' x 10')
DRIVE IN DOORS	2 (14' x 12')
ELECTRIC	3,000 AMP, 3 Phase, 480 Volt
HEAT	Gas
WATER	City water & sewer
ZONING	RIV-GI
FIRE SUPPRESSION	ESFR

## BUILDING B

BUILDING SIZE	± 58,500 SF [divisible]
SITE SIZE	14.2 AC
OFFICE	Office to Suit
PARKING	70 Auto spaces
CLEAR HEIGHT	32' Clear
DOCKS	10 (10' x 10')
DRIVE IN DOORS	2 (14' x 12')
ELECTRIC	2,000 AMP, 3 Phase, 480 Volt
HEAT	Gas
WATER	City water & sewer
ZONING	RIV-GI
FIRE SUPPRESSION	ESFR



## ROBOTICS ROW

# LOCATED IN A VIBRANT ECOSYSTEM

Robotics Row is home to some of the world's most advanced robotics companies, research institutions and startups. It buzzes with creativity and ambition, attracting engineers, entrepreneurs and researchers from around the globe.

BRIDGE 62's prime positioning also allows access to a rich pool of expertise, from recent graduates of nearby prestigious universities to seasoned professionals seeking new opportunities. The adjacent Bridge Street 62 provides easy access by car to Route 28 and Pittsburgh's main highways and roads.



## WITHIN A 2 MILE RADIUS



TOTAL POPULATION  
**57,736**



TOTAL BUSINESSES  
**4,722**



HOUSEHOLDS  
**28,883**



MEDIAN INCOME  
**\$87,765**

## KEY DISTANCES

- 6 MILES TO **I-376** | 7 MILES TO **I-279** | 17 MILES TO **I-79**
- 3.8 MILES TO **University of Pittsburgh**
- 4.1 MILES TO **Carnegie Mellon University**
- 4.5 MILES TO **Carlow University**
- 6 MILES TO **Pittsburgh CBD**
- 6.3 MILES TO **Duquesne University**
- 23 MILES TO **Pittsburgh International Airport**

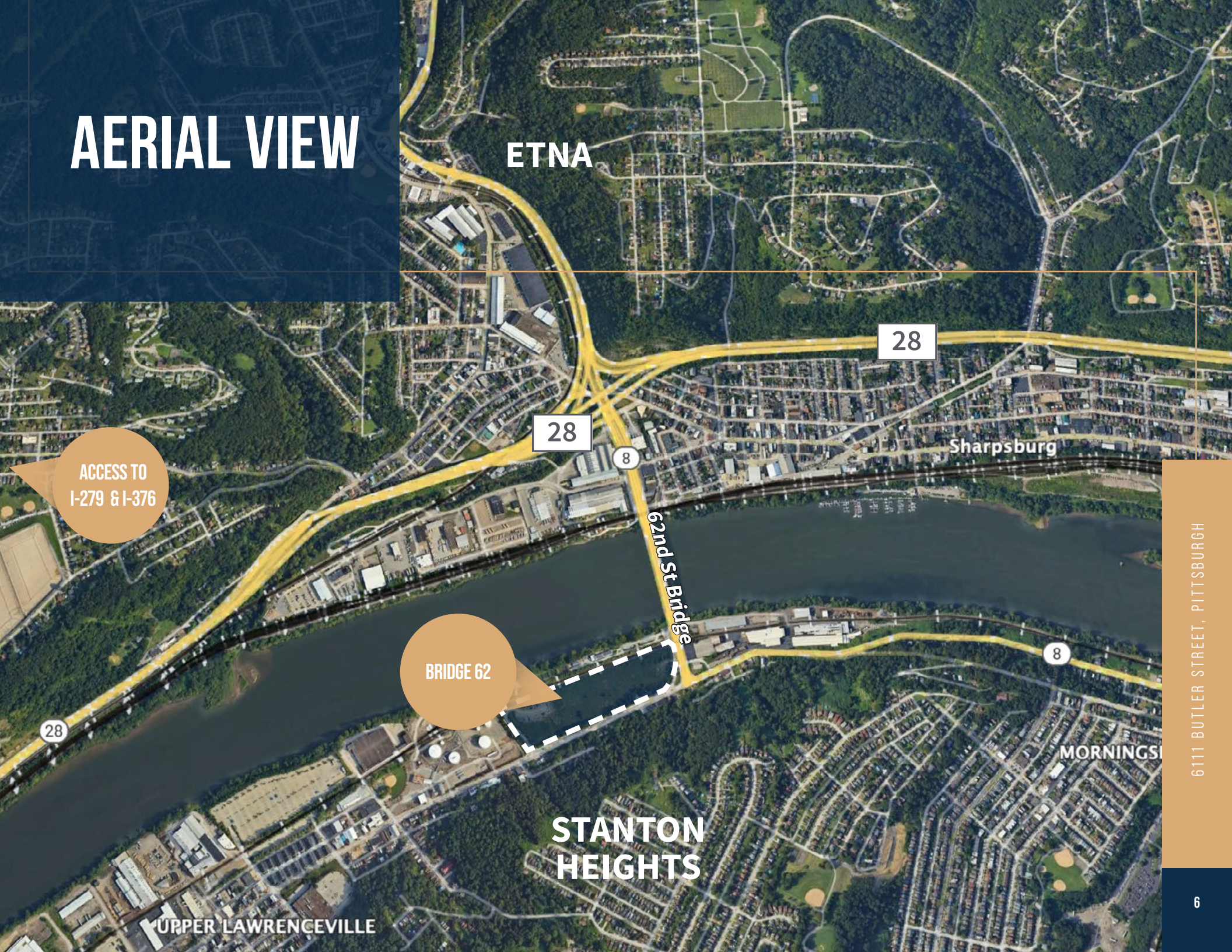


## NEIGHBORING BUSINESSES





# AERIAL VIEW



ETNA

28

28

8

Sharpsburg

62nd St Bridge

BRIDGE 62

8

MORNINGSIDE

STANTON  
HEIGHTS

UPPER LAWRENCEVILLE



# CONTACT US

## GREG HOPKINS

Senior Vice President  
greg.hopkins@jll.com  
+1 412.208.8245

## RICK O'BRIEN, SIOR

Managing Director  
rick.obrien@jll.com  
+1 412.208.1403

## ALEC STAIGER

Associate  
alec.staiger@jll.com  
+1 412.977.4184



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2025 Jones Lang LaSalle IP, Inc. All rights reserved.