



2260-2270 ROSWELL
PITTSBURGH, PA 15205



15,627 SF Available

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PROPERTY SPECIFICATIONS



Available

15,627 SF



Occupancy Date

Immediate



Adaptable

Industrial, flex,
and R&D users

Specifications

	2270 ROSWELL	2260 ROSWELL
Total Building SF	49,939 SF	26,353 SF
Available SF	± 15,627 SF	0 SF - fully leased
Minimum Subdivision	± 15,627 SF	0 SF - fully leased
Clear Height	26' - 32' clear height	18' clear height
Office SF	3,370 SF (modifiable)	0 SF - fully leased
Dock Doors	2 existing 9' x 10'	Up to 5 dock high doors possible
Drive-ins	1 Drive-in door	Drive-in doors possible

2270 Roswell

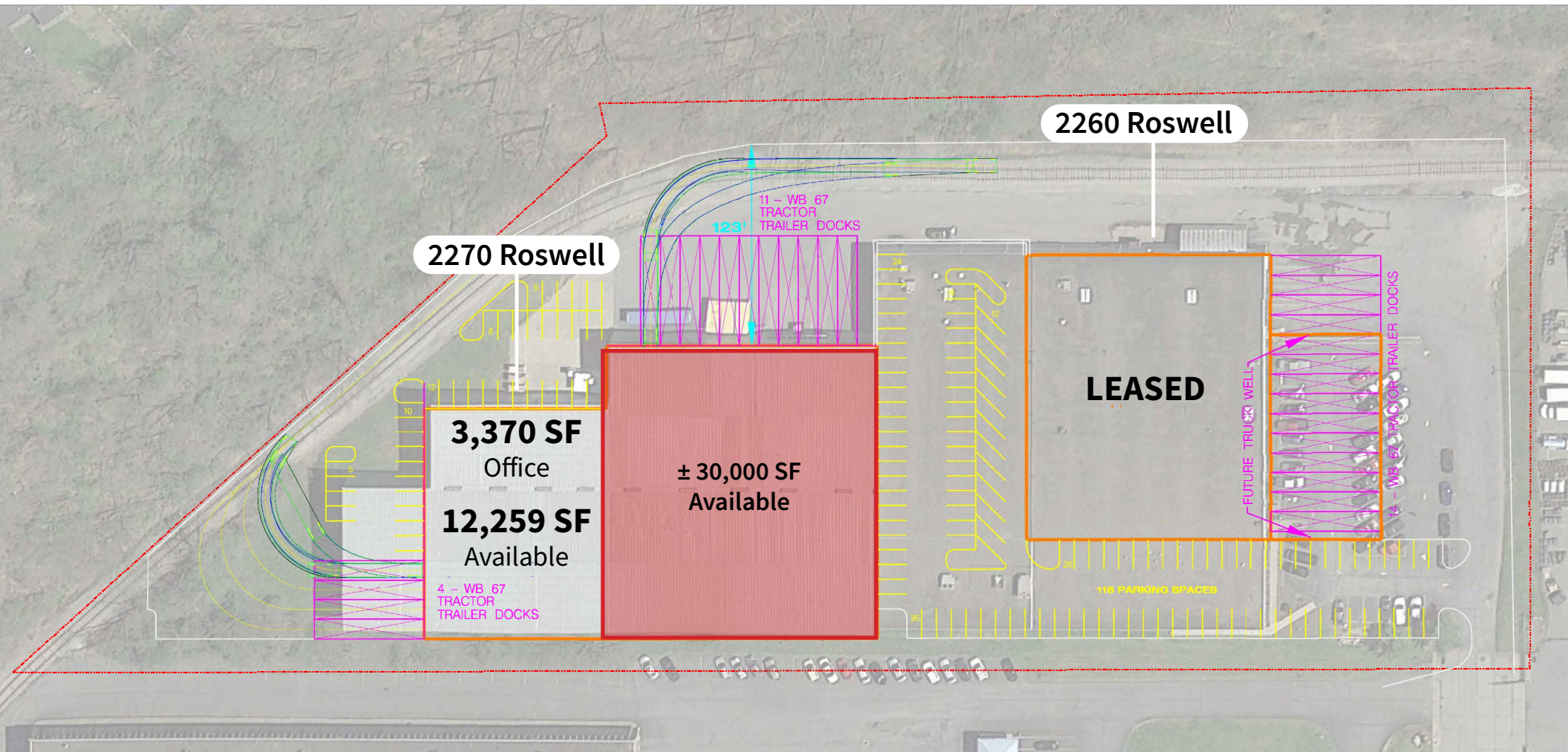


2260 Roswell

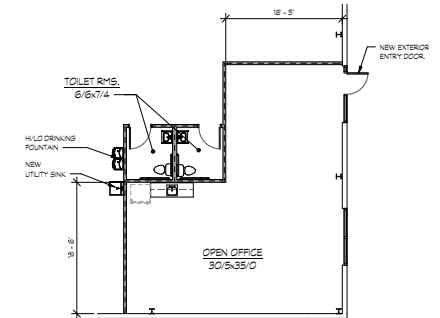
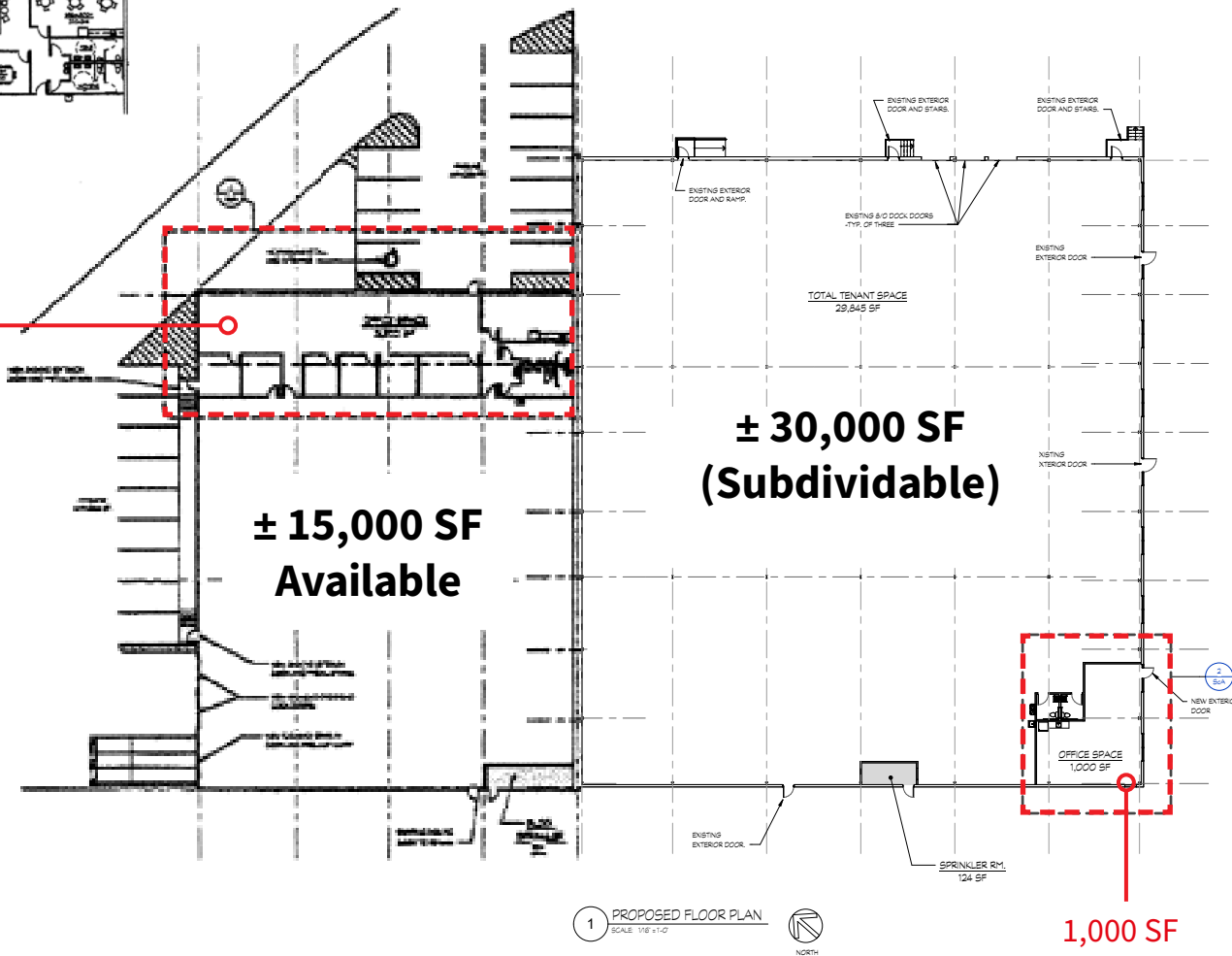
FULLY LEASED



SITE **PLAN** - 15,627 SF REMAINING

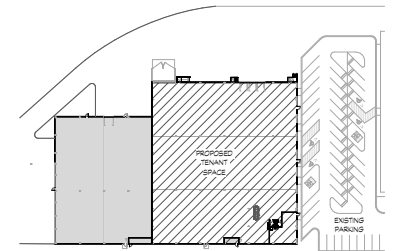


A detailed floor plan of the proposed office space. The plan shows a rectangular layout with several rooms and a central corridor. On the left side, there are four small individual offices, each with a desk and chair. In the center, there is a larger room labeled 'RECEPTION' with a desk and two chairs. To the right of the reception area, there are two more small offices. At the far right, there is a kitchen area with a sink, stove, and refrigerator, and a bathroom. A staircase is located at the top center of the plan. The plan is labeled 'PROPOSED OFFICE PLAN' at the bottom left.



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

NORTH



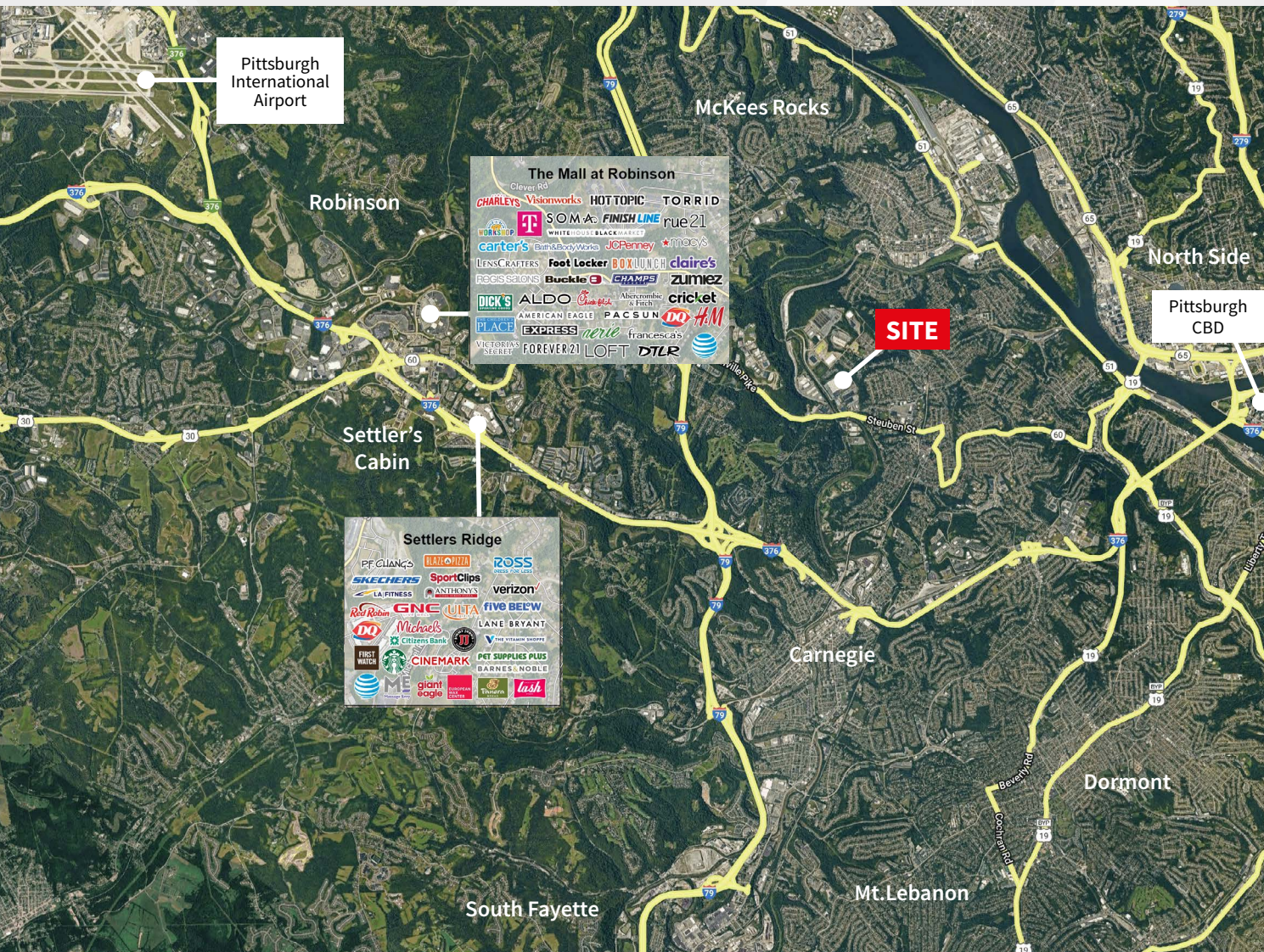
3 BUILDING KEY PLAN
SCALE: 1/8" = 1'-0"

1,000 SF
Spec Office

LOCATION **FEATURES**



NEARBY AMENITIES



Demographics

Population	6,050
Population projection	6,120
Median age	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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