



# FOR LEASE OPPORTUNITY

*11,990 SF flex / office / warehouse building on 1.29 acres*

**Solid Flex/Office Building plus Garages**



# Property Overview

A well-positioned 11,990 SF flex/ office /warehouse building available for lease on 1.29 acres at the intersection of Broadway Avenue and Pine Hollow Road. The building offers a flexible first-floor layout, lower-level drive-in access, and strong functional utility for office, service, storage, warehouse, or operational users.

## BUILDING SIZE

Total building area

## SITE SIZE

Generous site area

## LEASE STATUS

Available opportunity

## LOCATION

Intersection positioning

## DRIVE-IN ACCESS

Approx. 50' deep

## LAYOUT

Convertible to open plan

## Positioned for flexible use

Convenient to Pittsburgh, I-376, Route 65 and I-79, with a functional building design that supports a range of tenant needs.

## Flexible 1st Floor Layout

- ✓ Easily convertible to an open floorplan
- ✓ Windowed office, meeting and reception areas
- ✓ Large open rooms with natural separation
- ✓ Warm interior finishes with distinctive character
- ✓ Adaptable for office, studio, service or operations

*Solid flex building - with character!*



Open interior room



Meeting / conference room



Reception / lounge area



Drive-in interior access



Covered exterior access



3 drive-in bays





# Strategic Location & Access

## Intersection Positioning

Located at Broadway Avenue and Pine Hollow Road.

## Regional Convenience

Convenient to Pittsburgh, I-376, Route 65 and I-79.

## Local Market Access

Positioned between McKees Rocks, Kennedy Township and nearby riverfront corridors.



# Ready to Tour 1650 Broadway Ave?



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**For Lease Opportunity | 11,990 SF Building | 1.29 Acres**  
1650 Broadway Ave | McKees Rocks, PA