



**DIRON
DUAH** Associate | Pittsburgh
Office Agency
diron.duah@colliers.com

**PAUL
HORAN** Principal | Pittsburgh
Office Agency
paul.horan@colliers.com

IDEAL LAYOUT & LOCATION FOR
HEALTHCARE, DAYCARE, & EDUCATION FACILITIES

Flex For Lease

**161 Thorn Hill Rd.
Warrendale, PA**

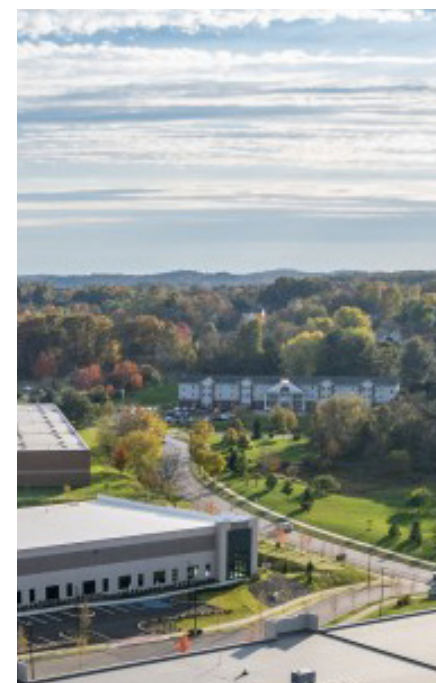
±12,500 SF

OPEN LAYOUT



Thorn Hill Industrial Park: where quality & location intersect to create the ideal space for your business needs.

161 Thorn Hill Road is positioned within **Thorn Hill Industrial Park**, a highly desirable location in Pittsburgh's North Hills submarket. This park offers near-immediate access to I-76, I-79, Route 19, and Route 228. Additionally, users at Thorn Hill Industrial Park are within a 2-mile radius of numerous Cranberry Township amenities, including Walmart, Costco, IKEA, Giant Eagle, Target, Lowe's, and dozens of restaurants, cafes, bars, and entertainment venues!



**FREE ONSITE PARKING
AT EVERY PROPERTY.
PAVED WALKING PATHS
TROUGHTOUT THE ENTIRE
PARK. LANDSCAPED
GREEN SPACES AT
EVERY TURN.**



**Scenic *and*
functional.**

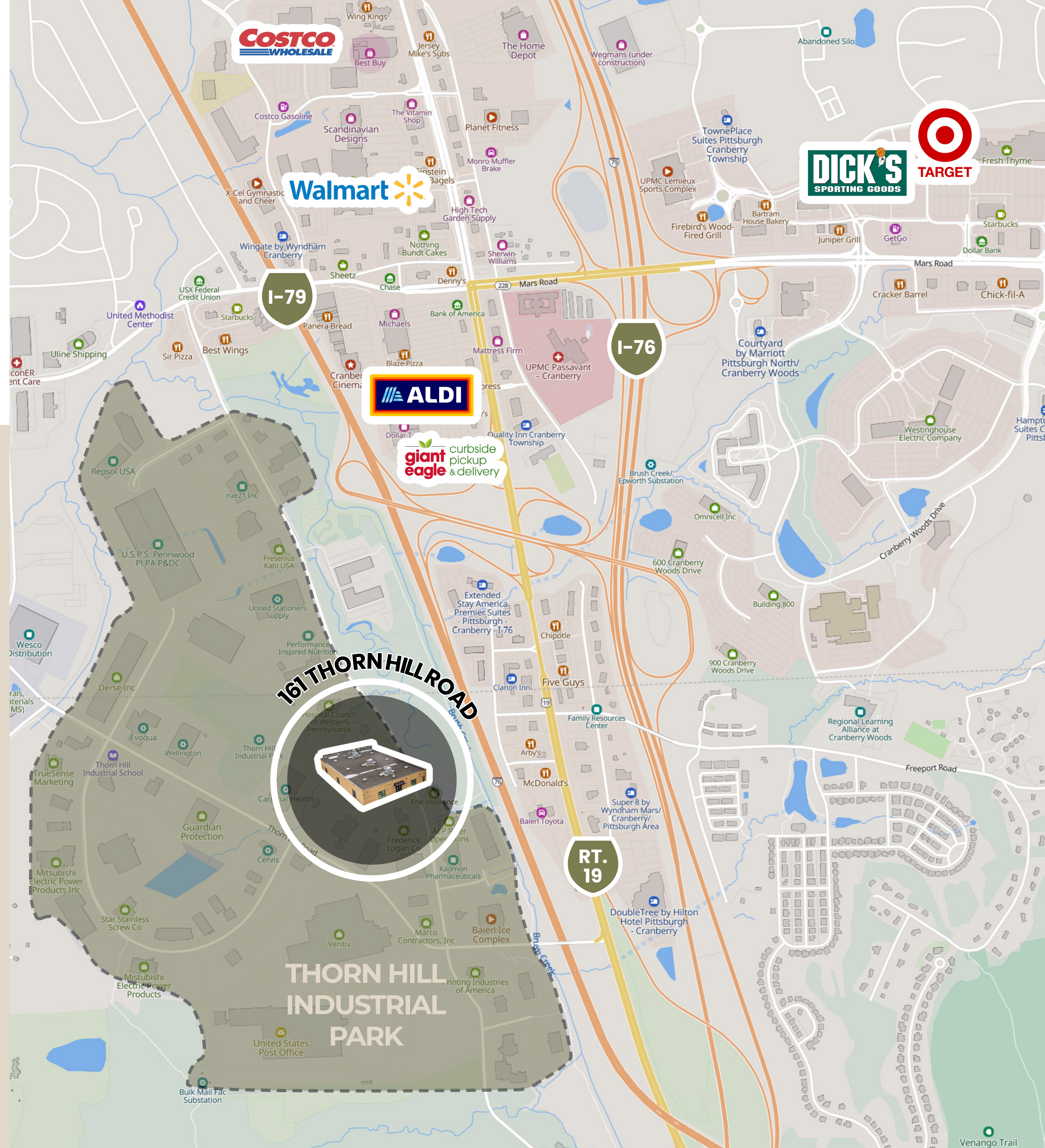
....

Location, access, & amenities

AT 161 THORN HILL ROAD, YOU'RE JUST A 5-MINUTE DRIVE FROM THE HEART OF CRANBERRY TOWNSHIP'S BUSTLING RETAIL CORRIDOR.

Both tenants and visitors will benefit from this property's accessibility: positioned directly off of I-79 and offering near-immediate access to Route 19 and I-76, 161 Thorn Hill Drive makes commuting easy.

Restaurants & retailers within a 1-mile radius



Property overview

Total Building Size: 52,129 square feet

Lot Size: 5.13 acres

Available Square Footage: ±12,567

Year Constructed: 1920

Parking Ratio: 2.94 / 1,000 SF (80 spaces)

Clear Heights: 14'2" (floor to deck)

9'3" (floor to suspended ceiling)

12'1" (floor to beam)

Interior: Drop ceilings, carpeted flooring,
recessed lighting

Located in the southern corner of Thorn Hill Industrial Park, 161 Thorn Hill Road provides users with the opportunity to lease ±12,567 square feet of flexible, open layout that includes multiple offices and meeting spaces, an expansive breakroom with a kitchnette and storage cabinets, a filing area with in-place shelving and counterspace, several sizable storage closets, and men's and women's restrooms.



Dedicated Loading Dock

Located in the rear of building next to exit door. Small staging/unloading area provides immediate storage space.



Onsite generator located in front of building.



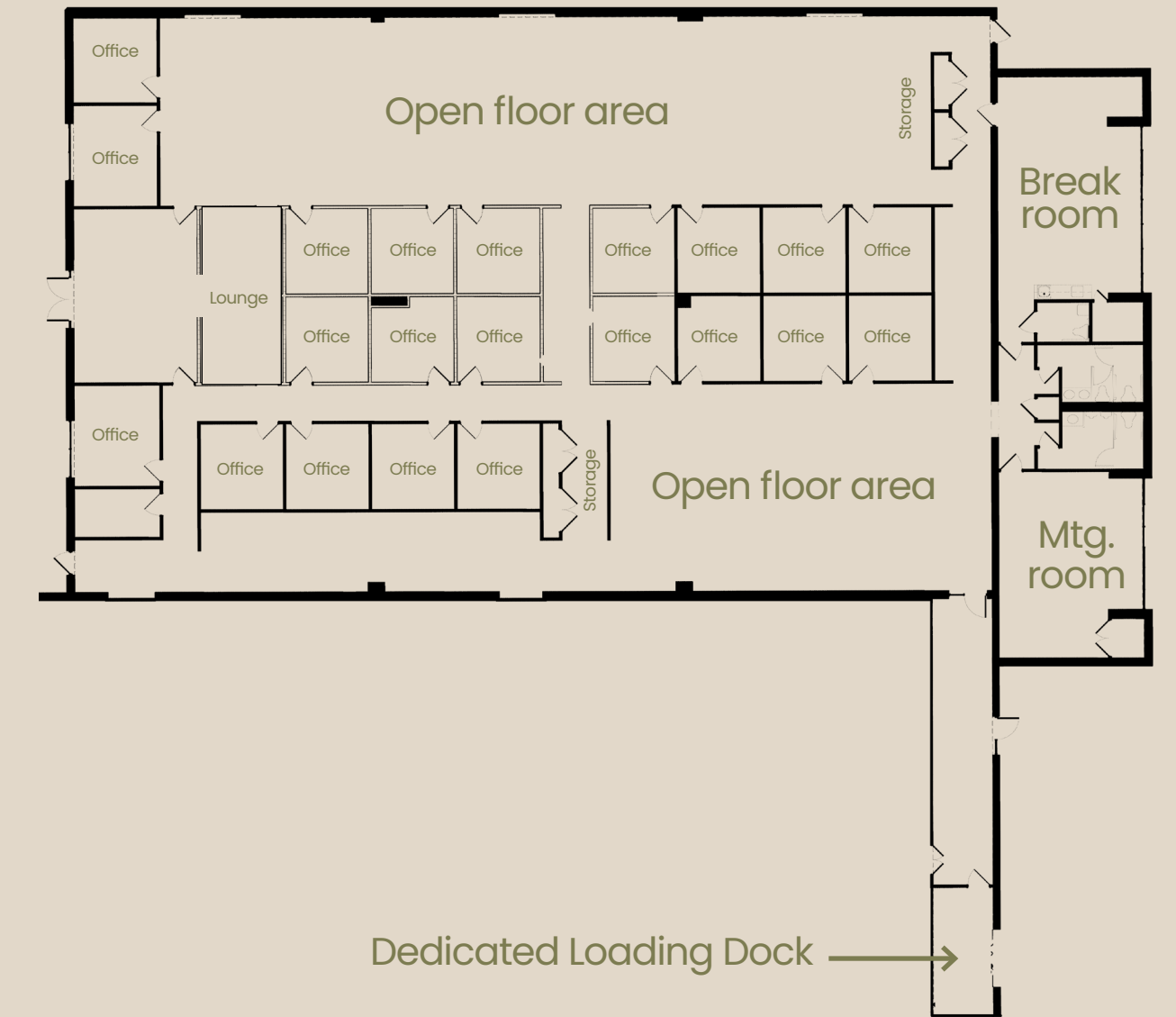
.... Zoning

161 Thorn Hill Road is located within a Special Growth (SP-1) zoning district. General standards within this district include an integrated design that facilitates groupings of buildings, service and parking lots, circulation and open spaces that are planned and designed to constitute a safe, efficient, and functional area.

SHORTLIST OF PERMITTED USES

01. **Daycare Center** (conditional)
02. **Nonpublic Education Institution** (conditional)
03. **Public Education Institution** (conditional)
04. **Adult Daily Living Center** (conditional)
05. **Indoor Recreation & Instructional Facility**
06. **Event Center**

161 Thorn Hill Rd. Floor Plan



[Click here to view full Table of Authorized Uses for SP-1](#)



Photo gallery

Open floor layouts, perimeter offices, ample storage and in-place cabinetry, men's and women's restrooms, and a breakroom with kitchenette.





**DIRON
DUAH** Associate | Pittsburgh
Office Agency
diron.duah@colliers.com

**PAUL
HORAN** Principal | Pittsburgh
Office Agency
paul.horan@colliers.com

**Get in touch with our listing team for
more information on this property.**

Schedule your tour today.

161 THORN HILL ROAD WARRENDALE, PA 15086

