



INDUSTRIAL PROPERTY FOR LEASE

WEST PITTSBURGH BUSINESS PARK

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633 NAPOR BLVD., PITTSBURGH, PA 15205

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LOCATION DESCRIPTION

A key location, 25 minutes to Downtown Pittsburgh, 22 minutes to Pittsburgh International Airport, 6 minutes to 79 and 376.

Originally home to a motion picture laboratory, the building has been repurposed into functional flex space with an attractive location for many users.

PROPERTY HIGHLIGHTS

- Sprinklered - ESFR Compatible Building Depth 120'
- Column Spacing 50' x 60'
- Healthy tenant mix
- 4:1 Parking

OFFERING SUMMARY

| | |
|----------------|-----------------------------|
| Lease Rate: | \$10.00 - 24.00 SF/yr (NNN) |
| Available SF: | 12,009 SF |
| Building Size: | 66,240 SF |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| Total Households | 2,001 | 30,493 | 89,607 |
| Total Population | 4,602 | 69,322 | 203,678 |
| Average HH Income | \$63,037 | \$57,727 | \$61,591 |

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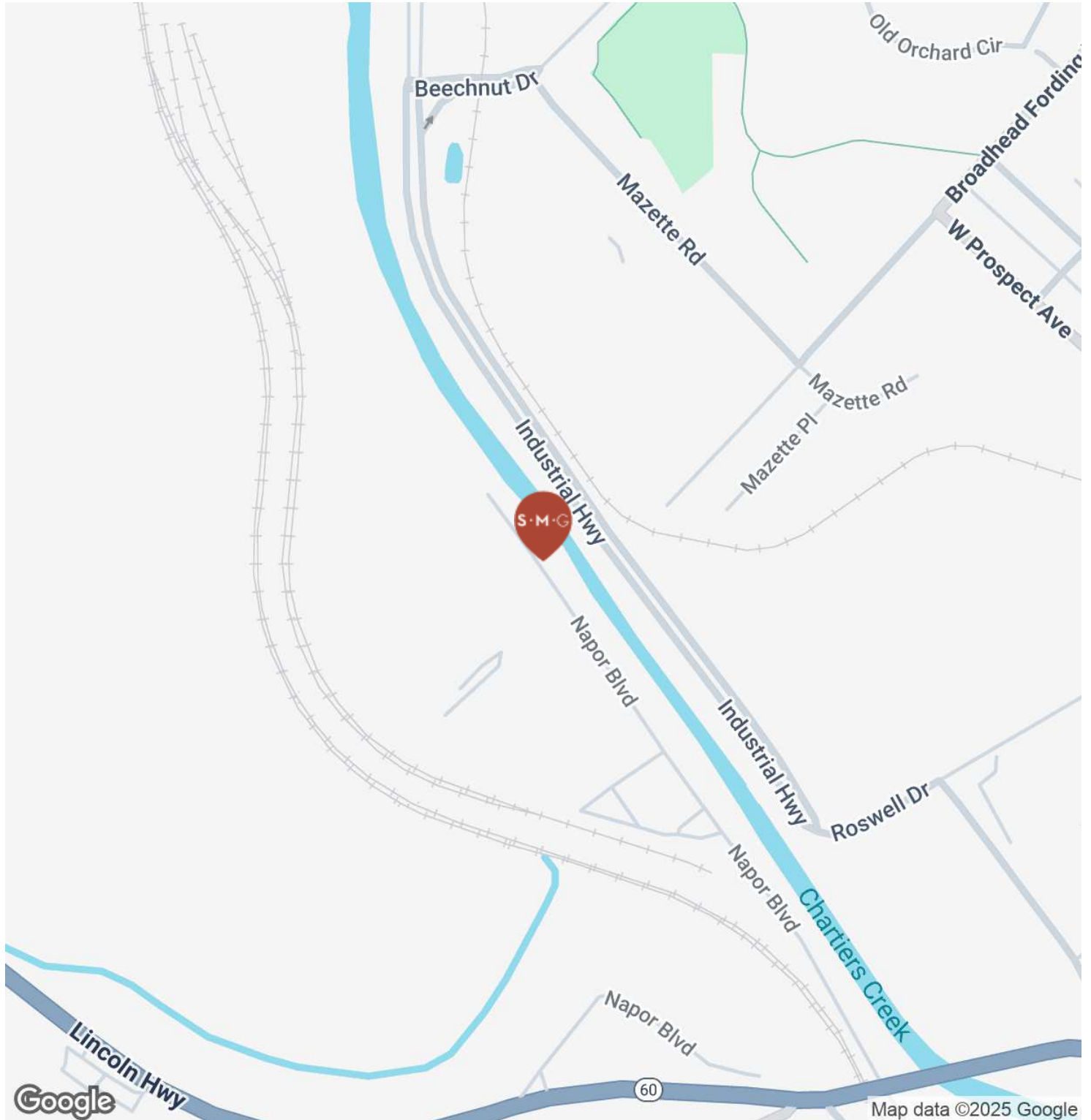
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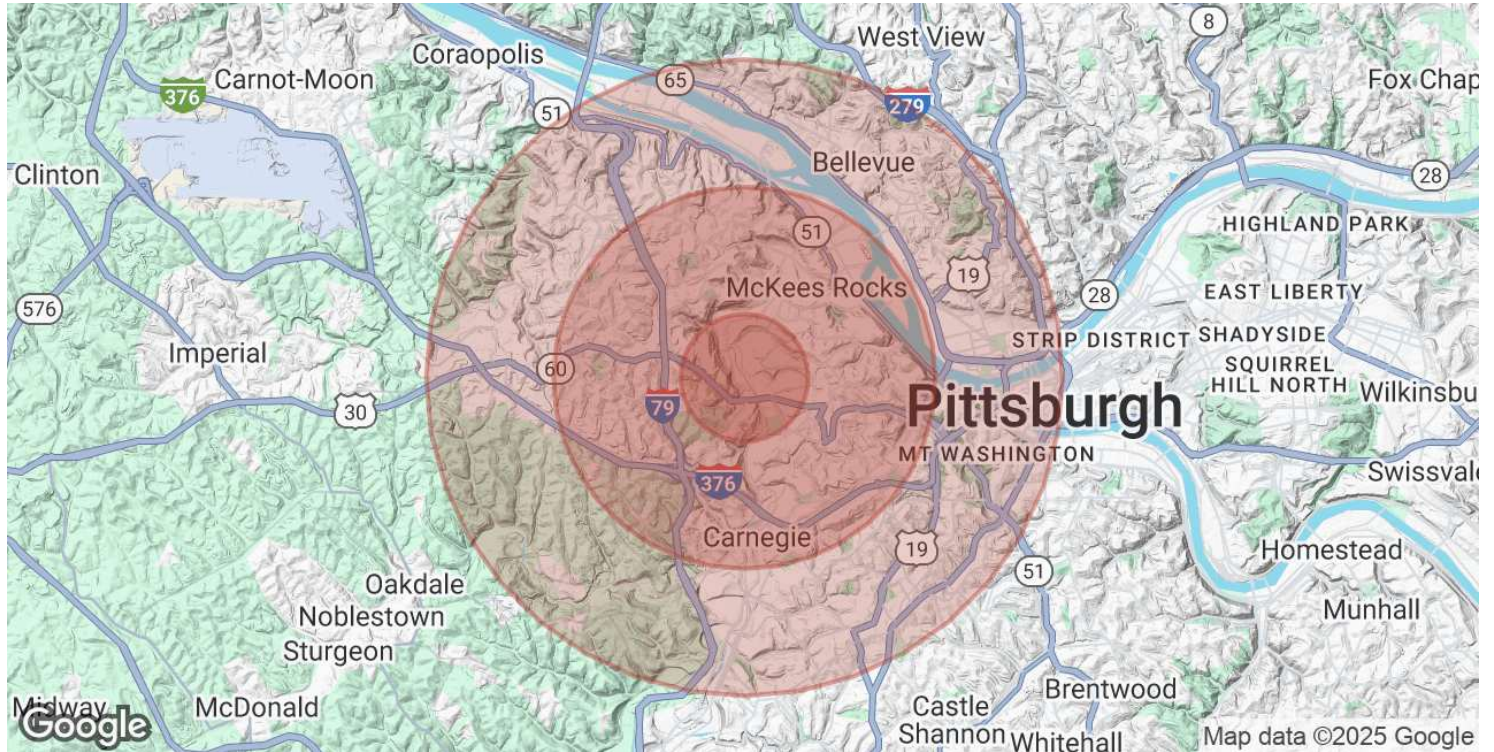
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POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 4,602 | 69,322 | 203,678 |
| Average Age | 41.6 | 41.5 | 41.2 |
| Average Age (Male) | 39.1 | 38.8 | 38.8 |
| Average Age (Female) | 44.5 | 43.9 | 43.1 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 2,001 | 30,493 | 89,607 |
| # of Persons per HH | 2.3 | 2.3 | 2.3 |
| Average HH Income | \$63,037 | \$57,727 | \$61,591 |
| Average House Value | \$217,227 | \$125,572 | \$143,085 |

* Demographic data derived from 2020 ACS - US Census

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