



INDUSTRIAL PROPERTY

WEST PITTSBURGH BUSINESS PARK

WEST PITTSBURGH BUSINESS PARK

633 NAPOR BLVD., PITTSBURGH, PA 15205

INDUSTRIAL PROPERTY



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. There is currently room to build.

PROPERTY HIGHLIGHTS

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

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

MARKET RENTS

The best rates are for a 5+ year lease with 4% annual increases and are \$9.45 for warehouse space and \$22.95 for office space.

CLAYTON MORRIS

Vice President of Development and Leasing
412.374.1060
cmorris@sampsonmorrisgroup.com

JOHN BILYAK

+14123214200 x209
john.bilyak@collierspittsburgh.com

WEST PITTSBURGH BUSINESS PARK

633 NAPOR BLVD., PITTSBURGH, PA 15205

INDUSTRIAL PROPERTY



CLAYTON MORRIS

Vice President of Development and Leasing

412.374.1060

cmorris@sampsonmorrisgroup.com

JOHN BILYAK

+14123214200 x209

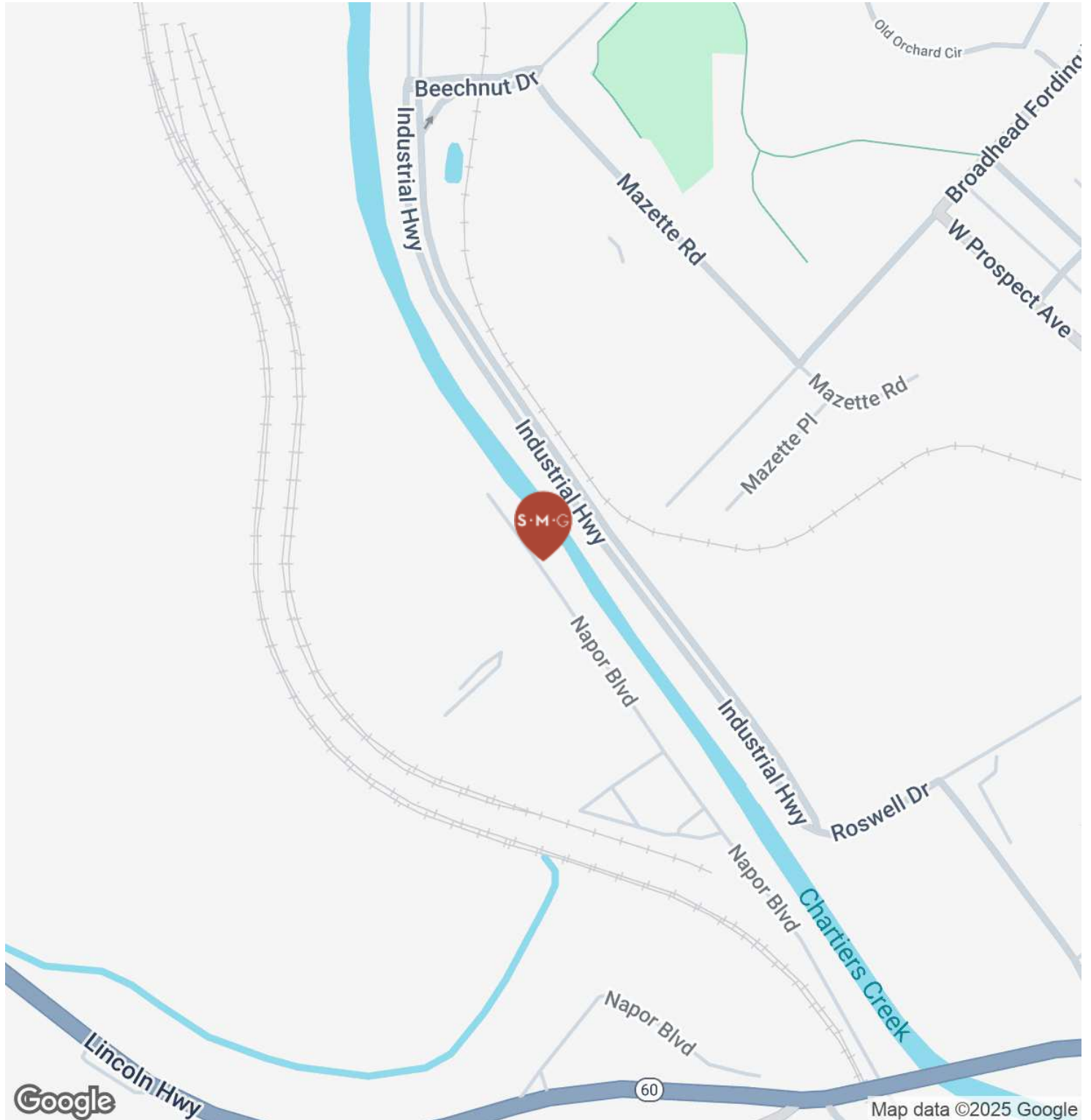
john.bilyak@collierspittsburgh.com

SAMPSON · MORRIS GROUP

WEST PITTSBURGH BUSINESS PARK

633 NAPOR BLVD., PITTSBURGH, PA 15205

INDUSTRIAL PROPERTY



CLAYTON MORRIS

Vice President of Development and Leasing
412.374.1060
cmorris@sampsonmorrisgroup.com

JOHN BILYAK

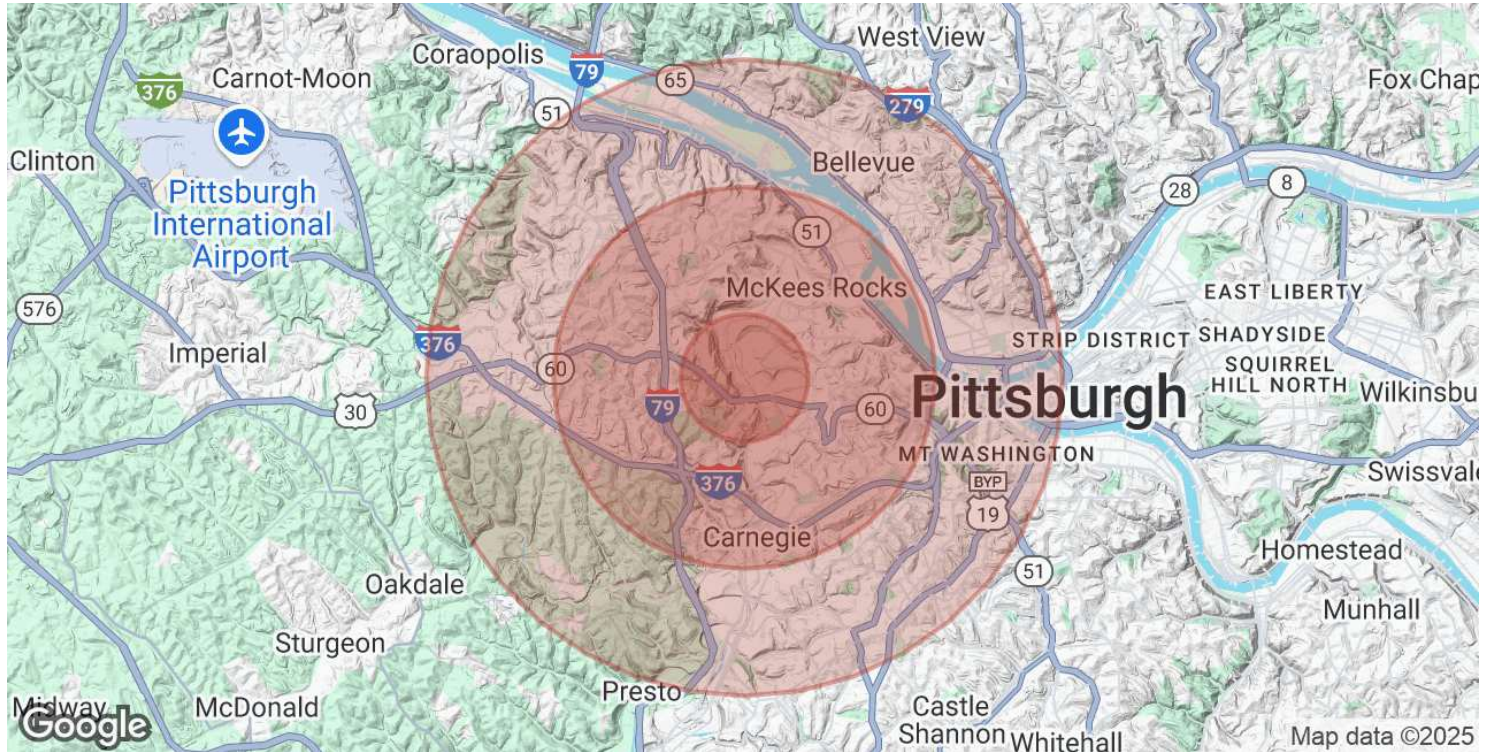
+14123214200 x209
john.bilyak@collierspittsburgh.com

SAMPSON·MORRIS GROUP

WEST PITTSBURGH BUSINESS PARK

633 NAPOR BLVD., PITTSBURGH, PA 15205

INDUSTRIAL PROPERTY



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

CLAYTON MORRIS

Vice President of Development and Leasing
412.374.1060
cmorris@sampsonmorrisgroup.com

JOHN BILYAK

+14123214200 x209
john.bilyak@collierspittsburgh.com