



OFFICE FLEX BUILDING

**173 INDUSTRY DRIVE**



# 173 INDUSTRY DRIVE

173 INDUSTRY DRIVE , PITTSBURGH, PA 15275

## OFFICE FLEX BUILDING



### PROPERTY DESCRIPTION

Big office flex/tech space in a business park setting. Flexible buildout and floor plate possible.

### PROPERTY HIGHLIGHTS

- 71,000 SF | Class A office / flex building
- +/- 5:1 parking ratio
- Building back-up generator (350 KW) (approximately 16 hours)
- Business park setting
- 21' +/- clear ceiling heights in portions of the building
- 30' Column space
- Dock high access
- All new mechanical systems
- Large efficient floor plate
- Rentable square footage = usable square footage
- Close proximity to I-376 and the Pittsburgh International Airport

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	561	24,061	103,004
Total Population	1,382	59,393	244,823
Average HH Income	\$89,914	\$77,630	\$72,338

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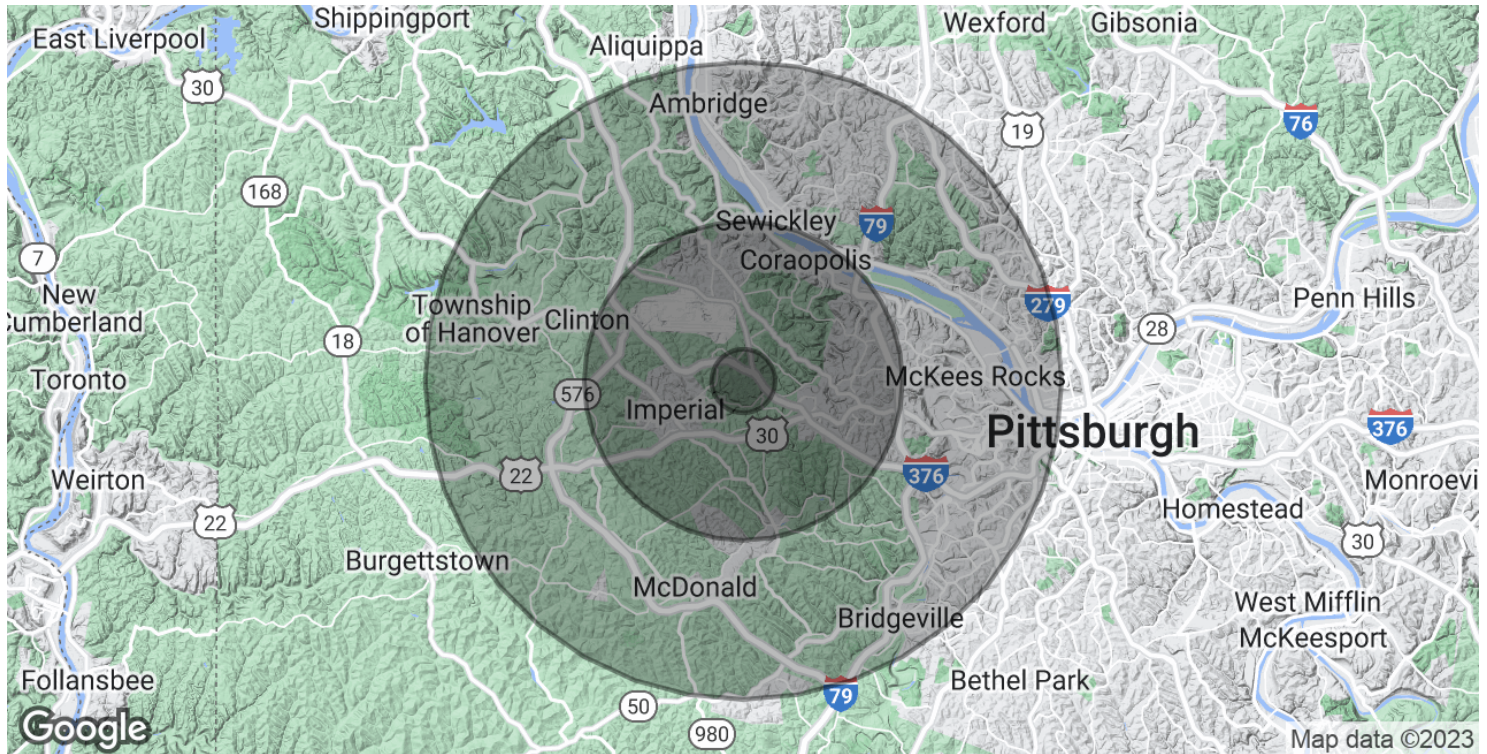
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### POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,382	59,393	244,823
Average Age	40.8	38.4	41.7
Average Age (Male)	39.1	36.7	39.8
Average Age (Female)	43.1	40.4	43.7

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	561	24,061	103,004
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$89,914	\$77,630	\$72,338
Average House Value	\$192,795	\$177,428	\$179,330

\* Demographic data derived from 2020 ACS - US Census

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