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OXFORD
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OXFORD
REALTY SERVICES, INC.

FOR LEASE

Real Estate Brokerage Services

Office | Industrial | Retail | Investing | Consulting

1710 North Franklin Street

Pittsburgh, PA 15233

Building & Property **Size**

- 47,000 SF
- 1.82 Acres

Available **Premises**

- 40,000 SF - 1st Floor (Available 4/19)

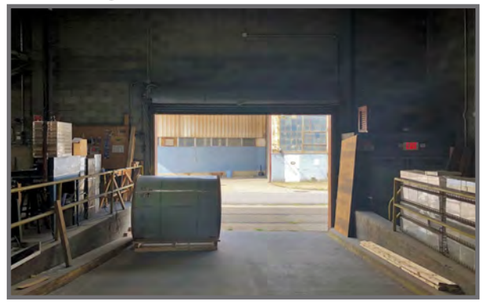
Lease **Rate**

- $6.50 - $7.50/SF NNN
- Real Estate Taxes - $1.00/SF
- Insurance - $0.16/SF

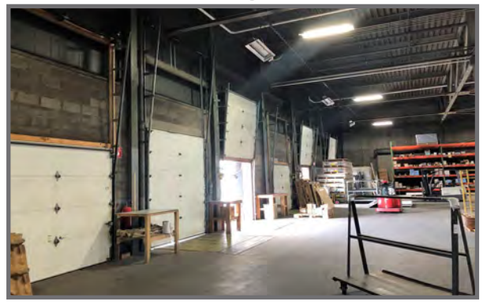
Property **Highlights**

- Eight (8) covered loading docks - six (6) with seals and levelers
- One (1) grade level door (12' x 11')
- 19' clear height in warehouse
- 7,000 SF office area / HVAC in office
- Gas fired radiant heat in warehouse / 240V 3p power / Sprinkler system
- Security system with video monitoring (Sonitrol)
- Exterior signage and monument signage available
- New T5 high output warehouse lighting
- Back-up emergency generator (natural gas)
- Ample free parking
- Excellent access to I-376, Parkway North, Route 28 and Route 51 via Route 65

Large Grade Level Door (12'x11')

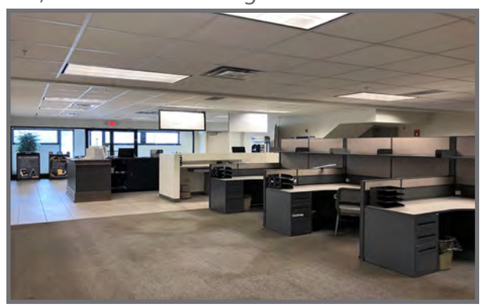


8 Loading Docks



Truck Court

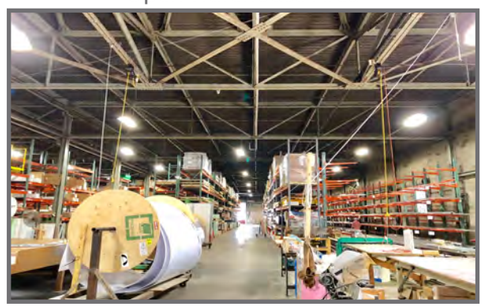
7,000 SF Office Contiguous to Warehouse



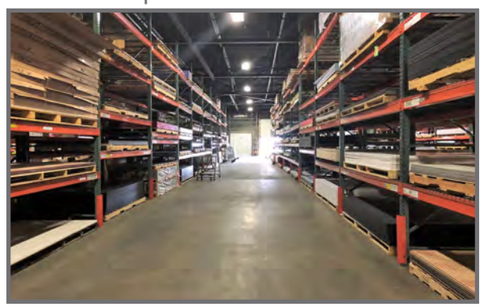
Conference Room

Kitchen Area

Open Warehouse Area

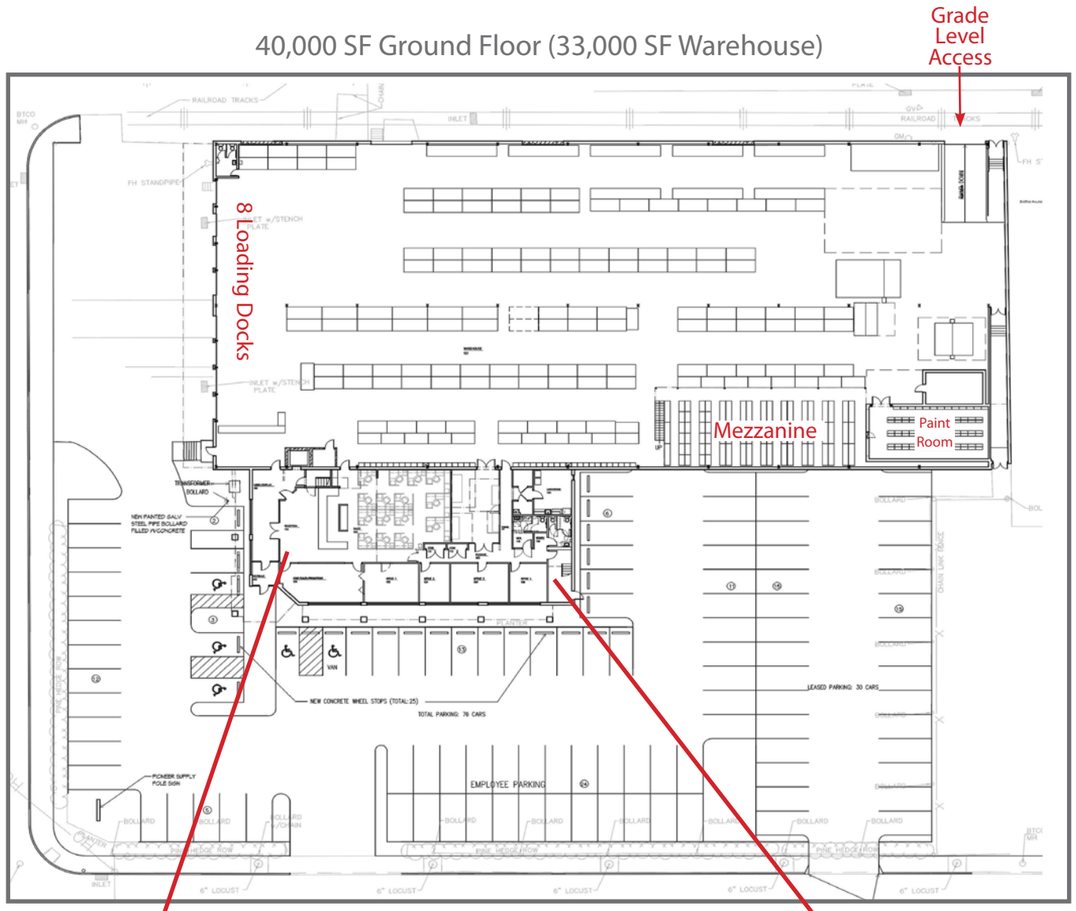
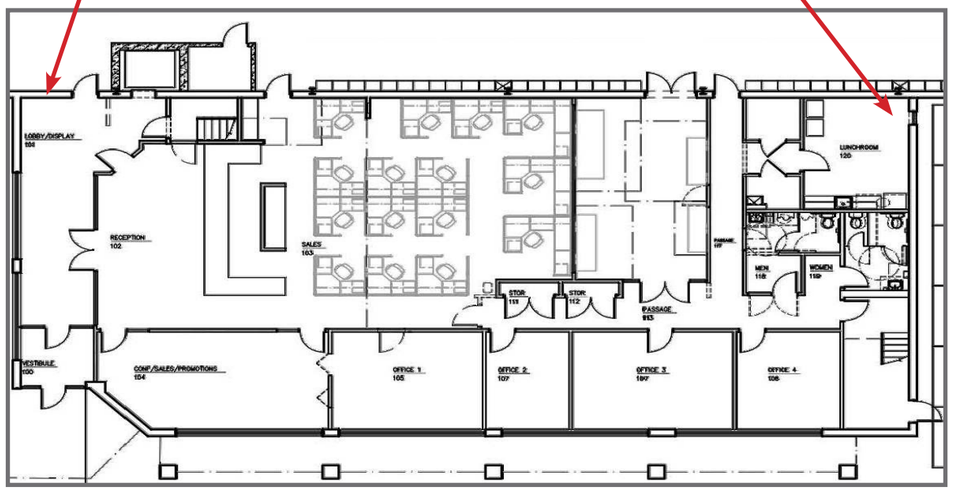


Open Warehouse Area



Oxford Realty Services. Inc. - 1710 North Franklin Street

40,000 SF Ground Floor (33,000 SF Warehouse)



7,000 SF Office