

# 2250

## Roswell Drive

PITTSBURGH, PA 15205

**CBRE**



**510,531 SF<sub>+</sub> AVAILABLE**

**510,531 SF<sub>+</sub> INDUSTRIAL FACILITY FOR LEASE**





**SUITE 1**  
**252,540 SF±**

**SUITE 2**  
**257,991 SF±**

ROSWELL DRIVE

## Property Highlights



**Building Size**  
510,531 SF±



**Drive-In Doors:**  
6



**Loading Docks:**  
43



**Power:**  
5600 Amp, 480V,  
3-phase

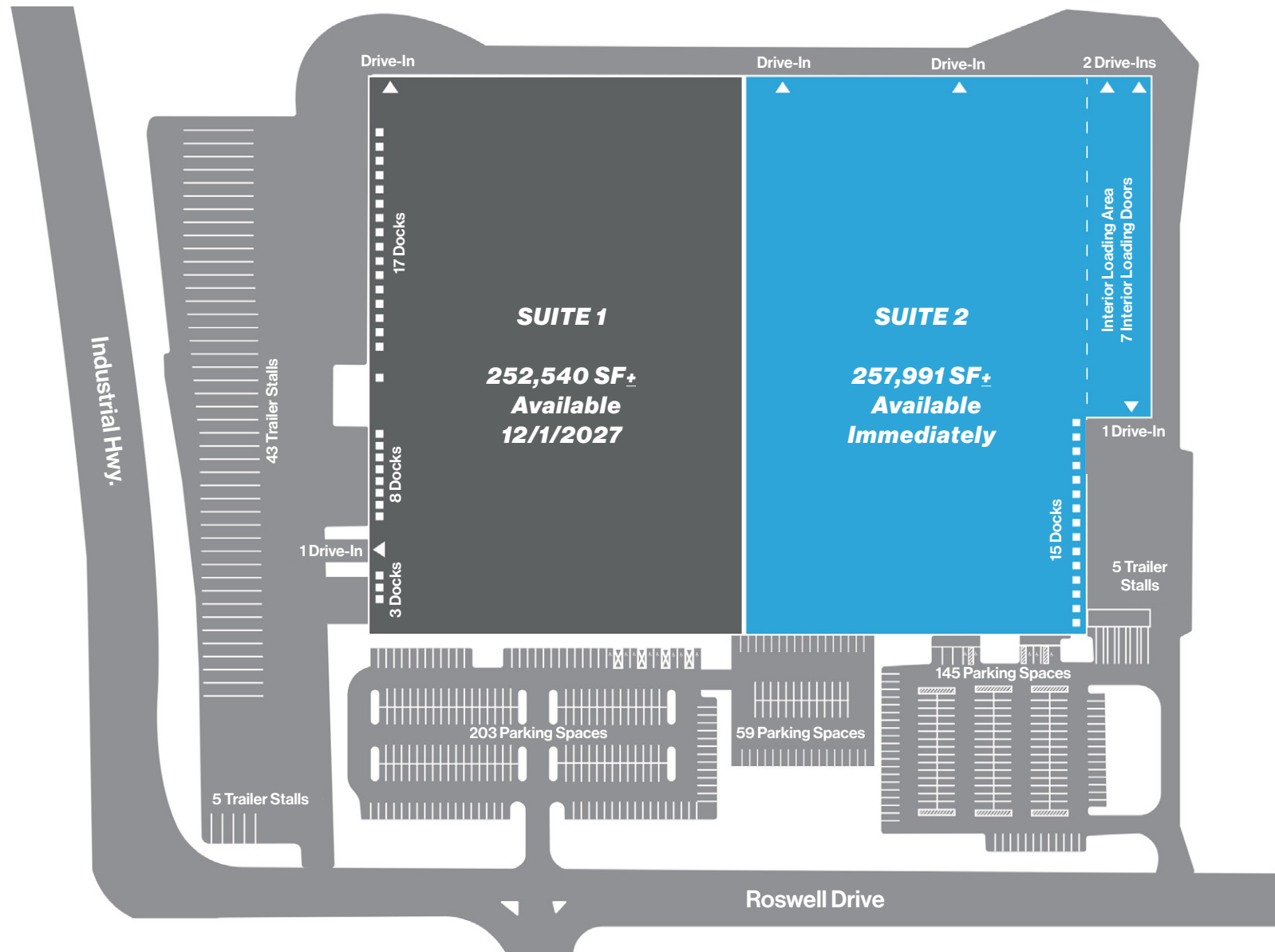


**Ceiling Height:**  
21.6' Under Joist



**Zoning:**  
(UI) Urban Industrial

# Site Plan





# SUITE 1 Property Specs



**Date Available:** 12/1/2027

**Total Available:** 252,540 SF $\pm$

**Column Spacing:** 40' x 46' $\pm$

**Docks:** 28

**Drive-Ins** 2

**Power:** 4000 Amp, 480V, 3-phase service

**Lighting:** LED

**Fire Safety:** Ordinary hazard wet system

**Warehouse HVAC:** Gas-fired radiant heat;  
Cambridge units

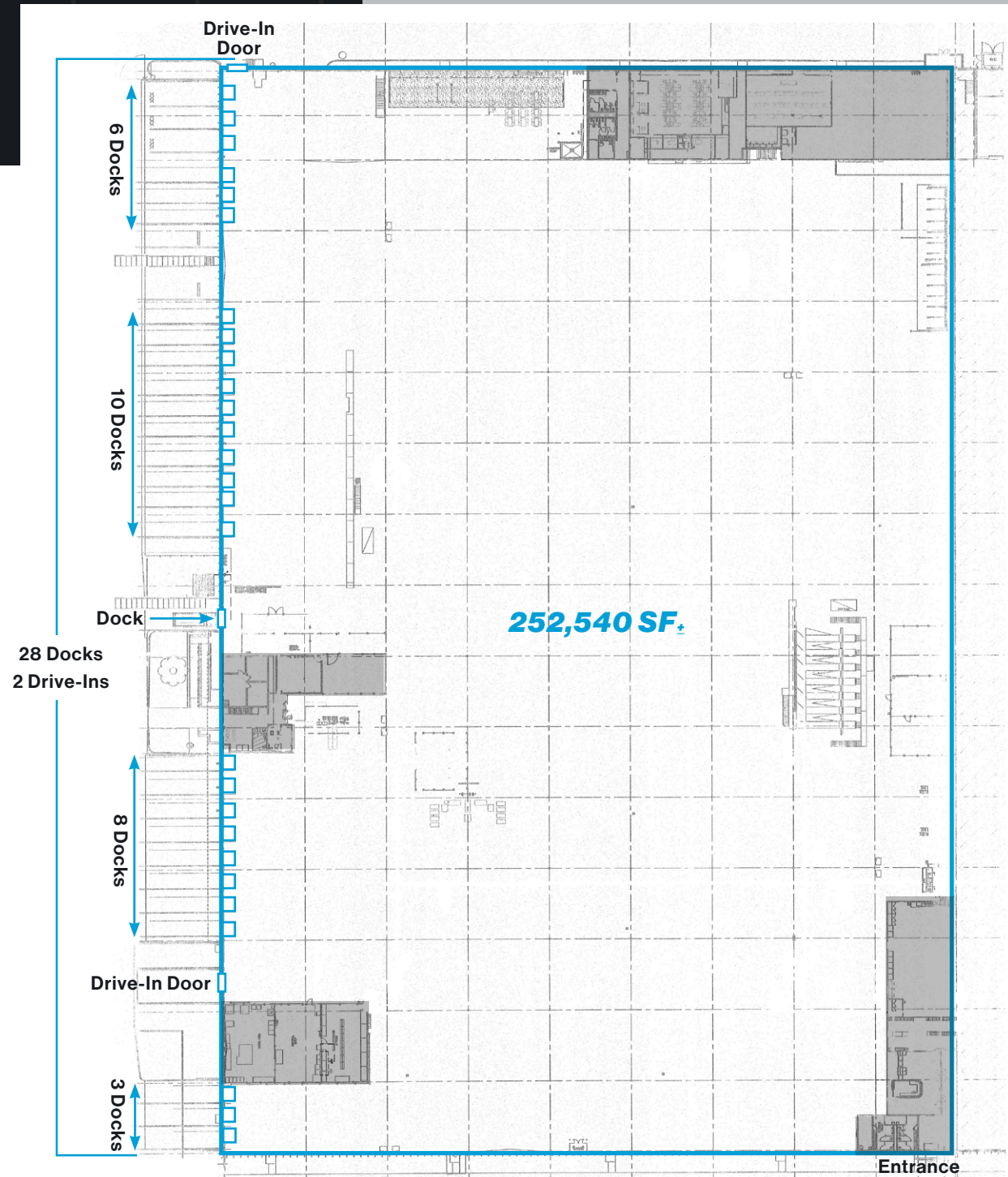
**Car Parking:** 262 spaces

**Trailer Stalls:** 48 stalls

**Rail:** Rail spur possible through  
Pittsburgh/Ohio Central Railroad



# SUITE 1 Floor Plan





# SUITE 2

## Property Specs

<b>1st Floor:</b>	227,424 SF±
<b>2nd Floor:</b>	30,567 SF±
<b>Total Available:</b>	<b>257,991 SF±</b>
<b>Column Spacing:</b>	40' x 46'±
<b>Docks:</b>	15
<b>Drive-Ins:</b>	5
<b>Loading Area:</b>	26,054 SF± of covered loading area
<b>Power:</b>	1600 Amp, 277/480V, 3-phase service
<b>Lighting:</b>	T8
<b>Fire Safety:</b>	Ordinary hazard wet system
<b>Warehouse HVAC:</b>	Gas-fired radiant heat; Cambridge units
<b>Elevator:</b>	One passenger elevator servicing the 2nd floor
<b>Car Parking:</b>	145 spaces
<b>Trailer Stalls:</b>	5 stalls
<b>Rail:</b>	Rail spur possible through Pittsburgh/Ohio Central Railroad





## SUITE 2

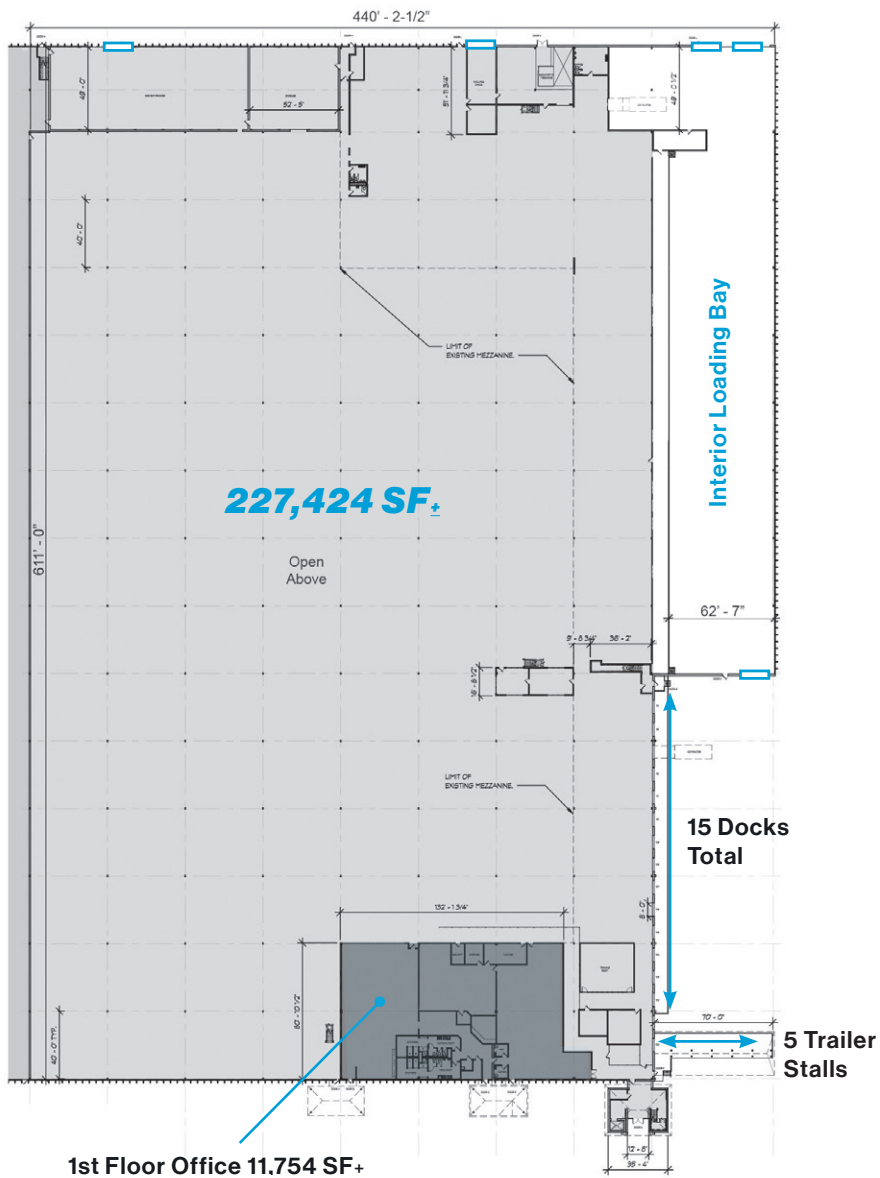
# Floor Plan

**227,424 SF+**

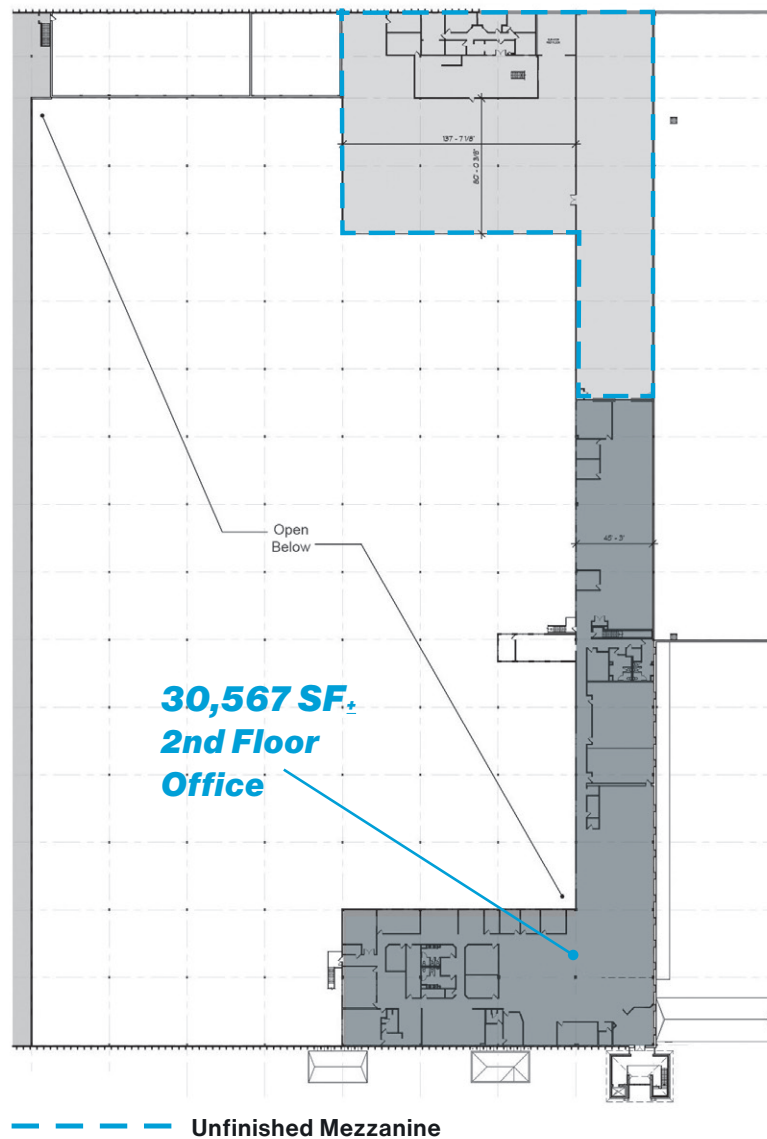
**30,567 SF+**

**257,991 SF+**

## 1st Floor

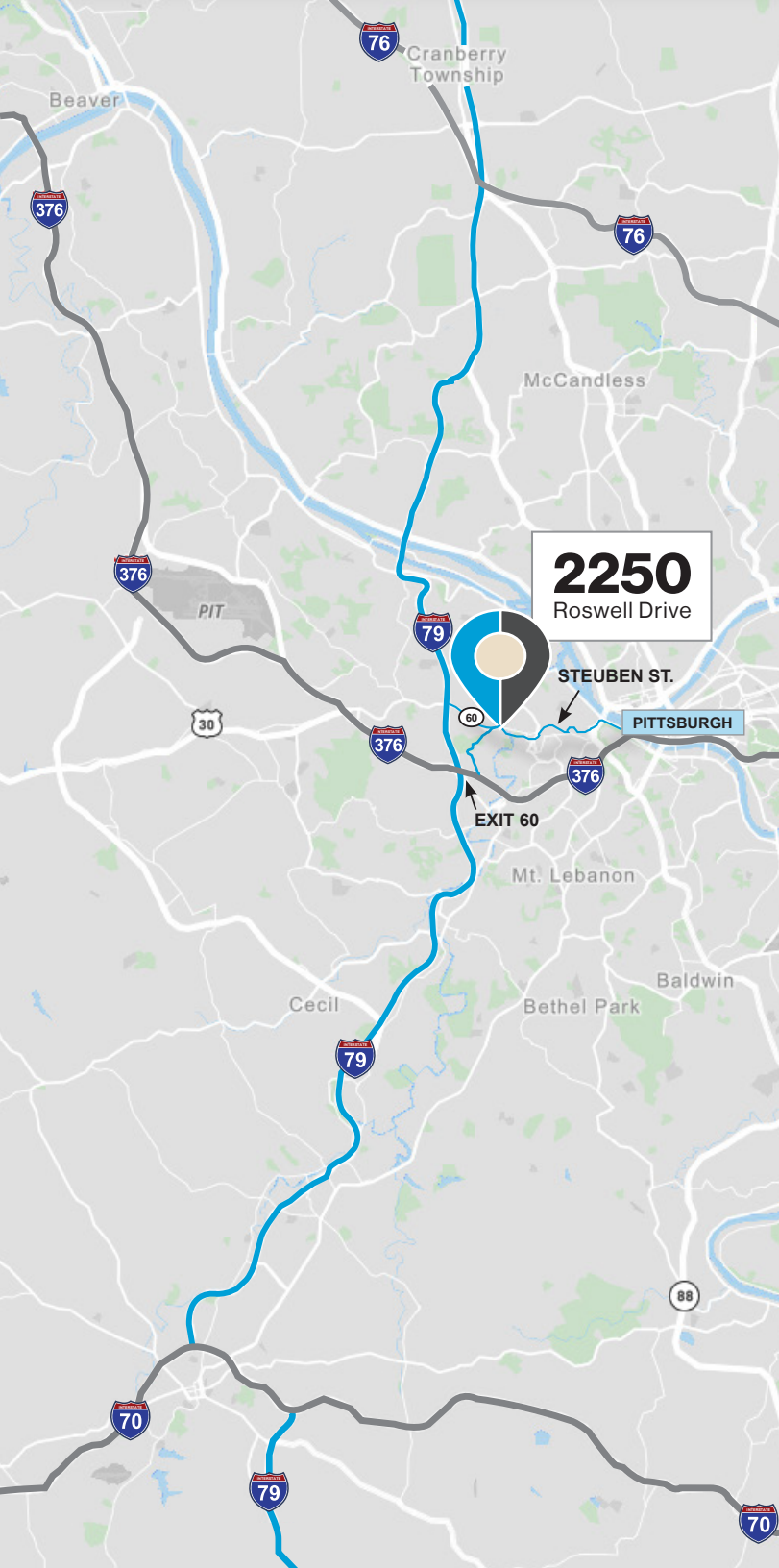


## 2nd Floor Office








# Location



## Highway Access



**6 min. / 2.3 mi.**


**10 min. / 4 mi.**
**31 min. / 28.4 mi.**
**40 min. / 22.9 mi.**
**Downtown Pittsburgh:**  
 15 min. / 8.7 mi.

**Pittsburgh International Airport:**  
Via I-376 E: 18 min. / 15 miles

Drive times/distances are approximate.



# 2250

Roswell Drive



**510,531 SF AVAILABLE**

ROSWELL DRIVE

## Contact

### KIM CLACKSON

Executive Vice President

412 471 3018

[kim.clackson@cbre.com](mailto:kim.clackson@cbre.com)

### MATT CLACKSON

Senior Vice President

412 471 4069

[matt.clackson@cbre.com](mailto:matt.clackson@cbre.com)

### JOSH SINGER

Associate

412 496 7255

[josh.singer@cbre.com](mailto:josh.singer@cbre.com)

## CBRE

One Oxford Centre | 301 Grant Street, Suite 4000 | Pittsburgh, PA 15219

©2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.