

An aerial photograph of an industrial area in Pittsburgh. The main focus is a large building complex consisting of a blue and red metal building with a gabled roof and a larger red brick building with a flat white roof. To the right is another large red brick building with many windows. The area is surrounded by trees, a street with yellow double lines, and a small stream or canal on the left. The text "FOR SALE" is in large orange letters, followed by the address "309-325 SOUTH MAIN STREET" and "PITTSBURGH, PA 15220" in smaller orange letters. Below that, "OFFICE / MANUFACTURING BUILDING IN PITTSBURGH'S WEST END" is in white letters. The "LEGACY REALTY PARTNERS" logo is in the bottom left corner.

FOR SALE | 309-325 SOUTH MAIN STREET
PITTSBURGH, PA 15220

OFFICE / MANUFACTURING BUILDING IN PITTSBURGH'S WEST END

LEGACY
REALTY PARTNERS



Executive Summary

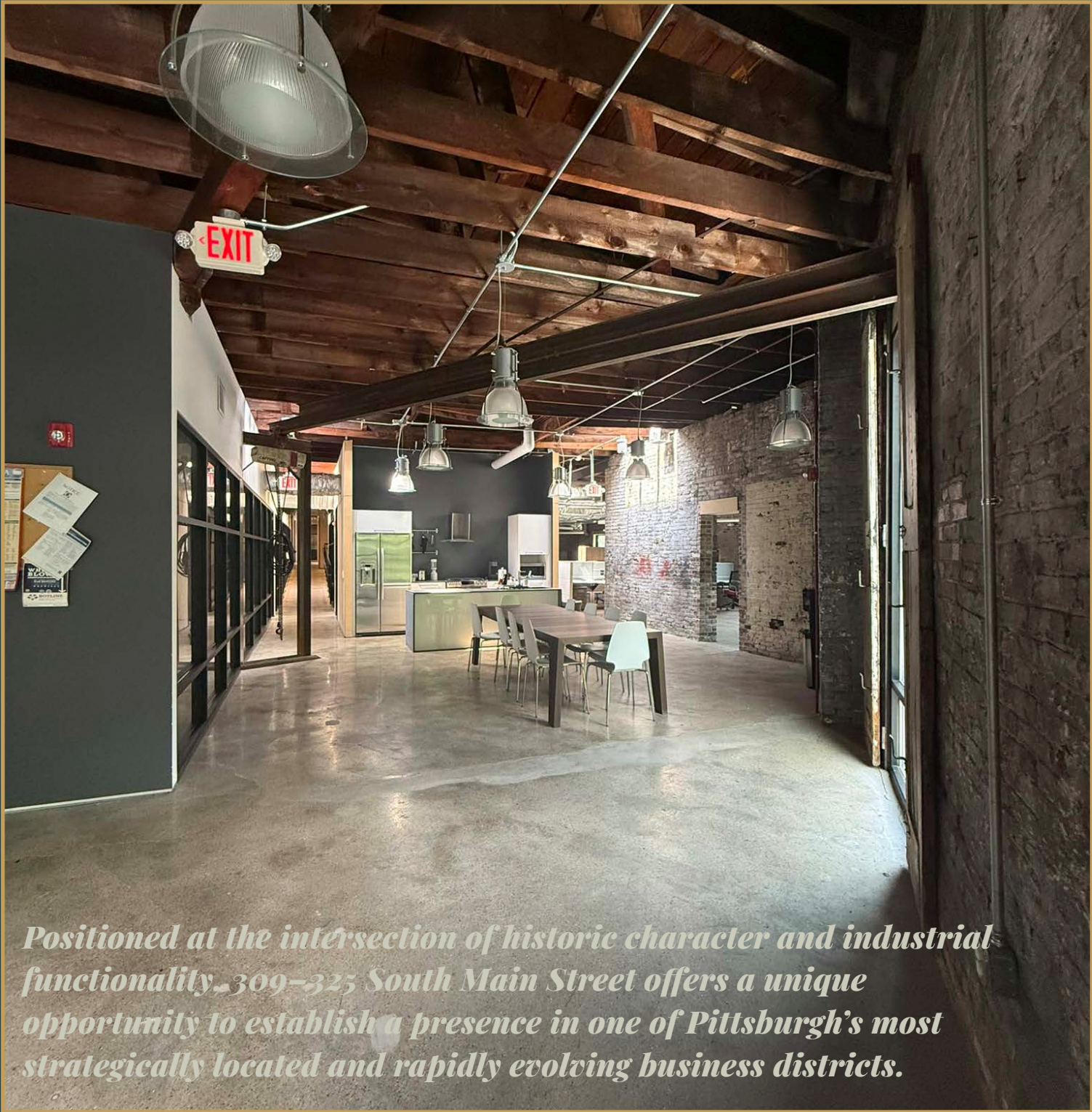
309-325 South Main Street presents a rare opportunity to acquire a highly functional mixed-use industrial asset in Pittsburgh's West End. Situated on approximately 0.42 acres, the property encompasses approximately 21,000 square feet and offers a unique blend of modern office space and flexible industrial/manufacturing facilities.

The building features approximately 8,000 square feet of renovated office space, distinguished by exposed brick walls, original timber beams, and character-rich architectural details that create an attractive environment for corporate headquarters, creative office users, technology firms, engineering groups, or owner-occupants seeking a distinctive workplace. The office component combines historic character with functionality, offering a professional setting rarely found within industrial properties.

Complementing the office area is approximately 13,000 square feet of industrial/manufacturing space, providing efficient operational capacity for light manufacturing, fabrication, warehousing, distribution, contractor services, or specialty production users. The property's flexible layout supports a wide range of business operations while offering the opportunity for an owner-user to integrate administrative and production functions under one roof.

Located within Pittsburgh's historic West End, the property benefits from exceptional accessibility to Downtown Pittsburgh, Interstate 376, Route 51, and the region's major transportation networks. The West End continues to attract investment due to its strategic location, workforce accessibility, and proximity to the city's urban core, making it an increasingly desirable destination for businesses seeking connectivity and value.

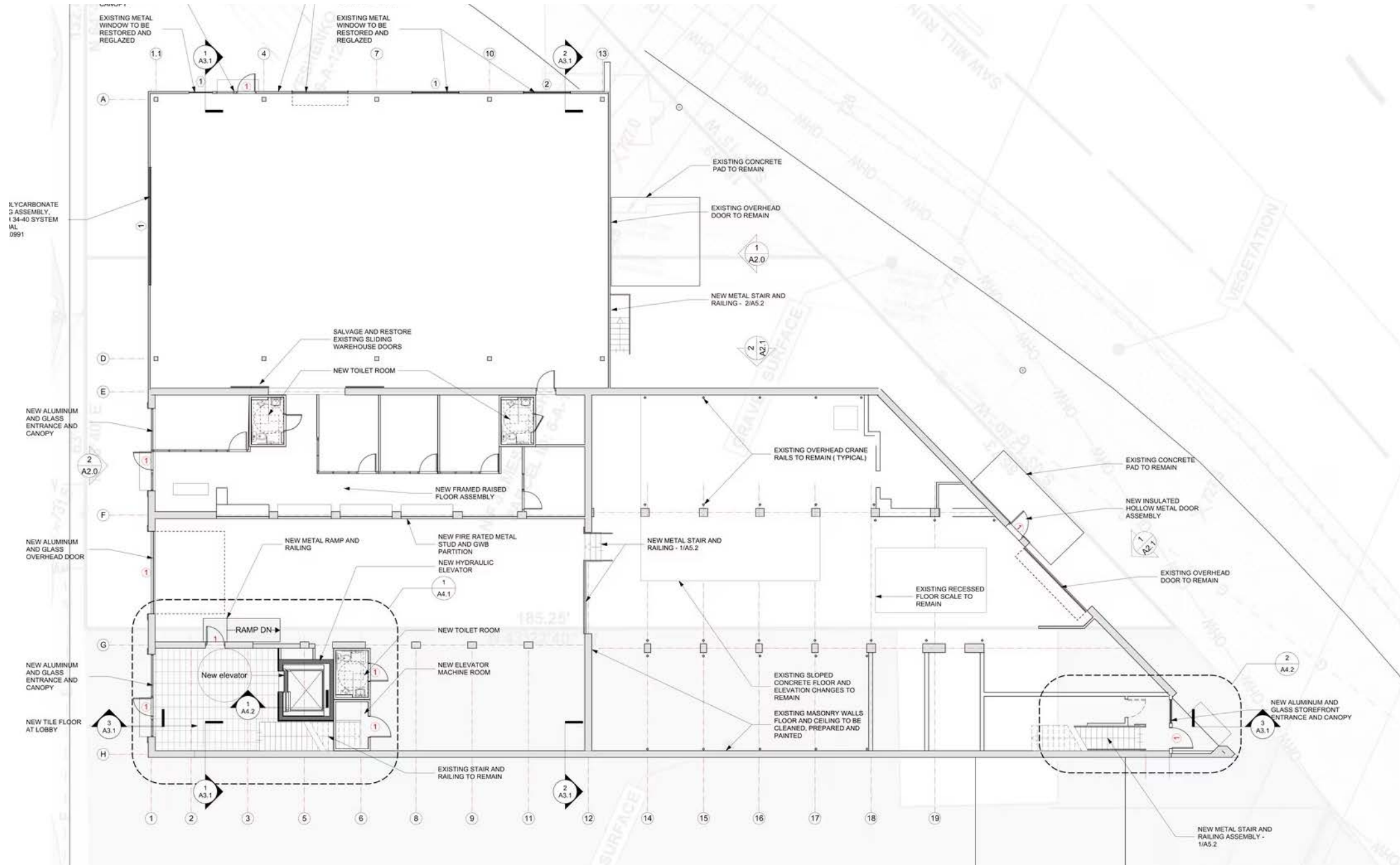
This offering represents a compelling opportunity for investors, owner-users, and redevelopment-minded purchasers seeking a well-positioned asset with a unique combination of character office space, functional industrial facilities, and long-term value potential in one of Pittsburgh's most accessible submarkets. Potential for a variety of industrial, manufacturing, warehouse, and office uses.



Positioned at the intersection of historic character and industrial functionality, 309-325 South Main Street offers a unique opportunity to establish a presence in one of Pittsburgh's most strategically located and rapidly evolving business districts.

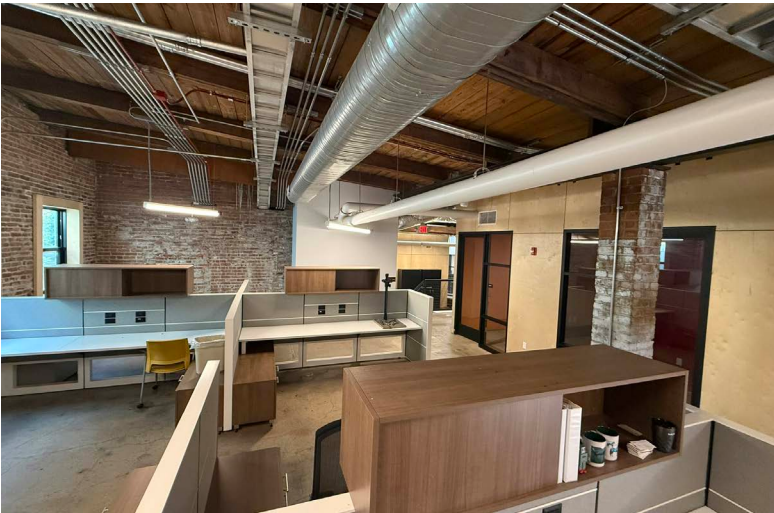
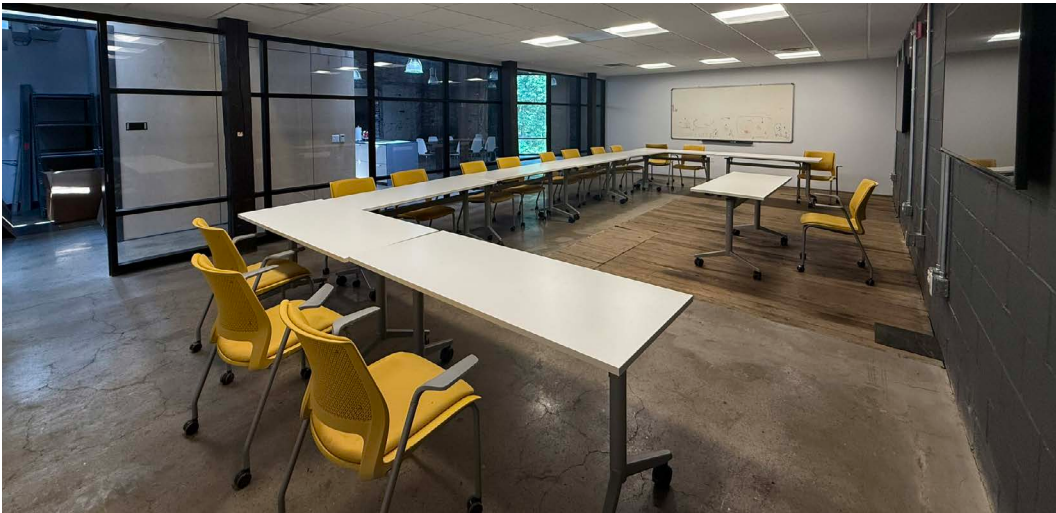
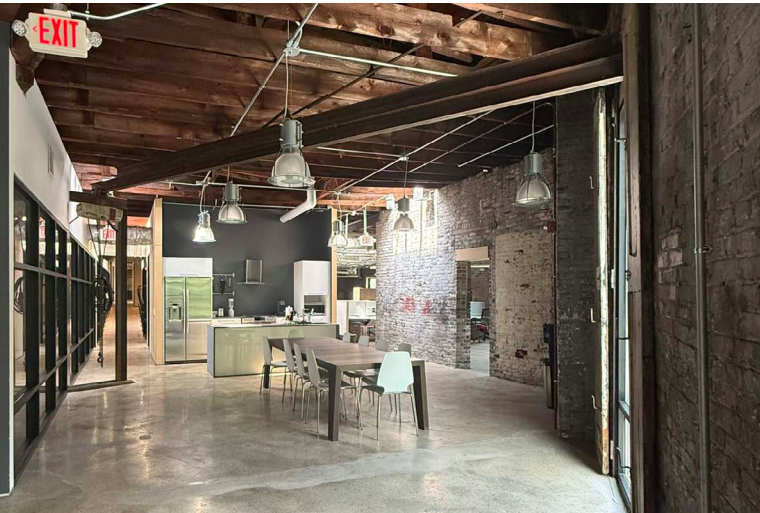
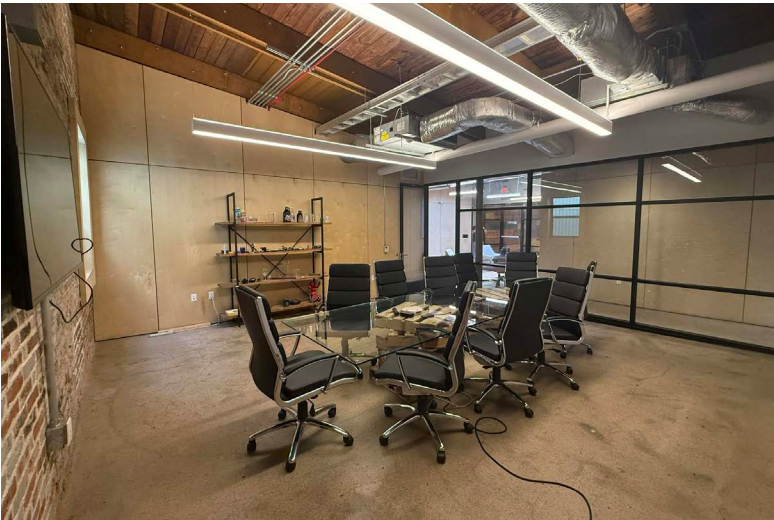
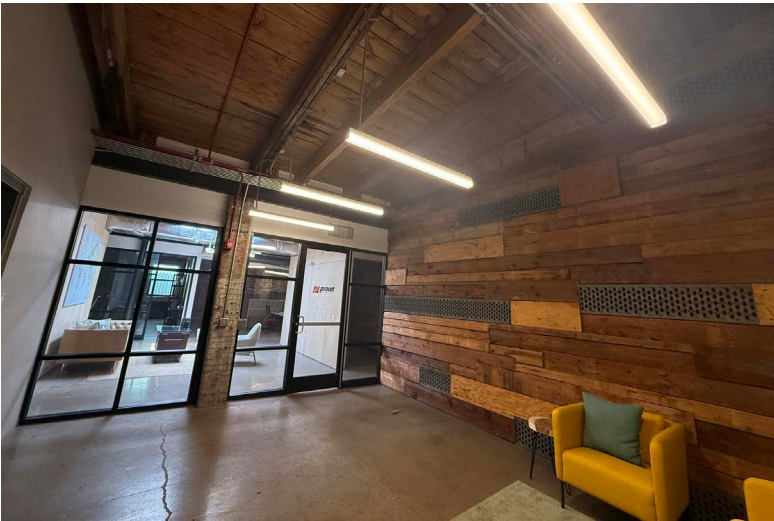
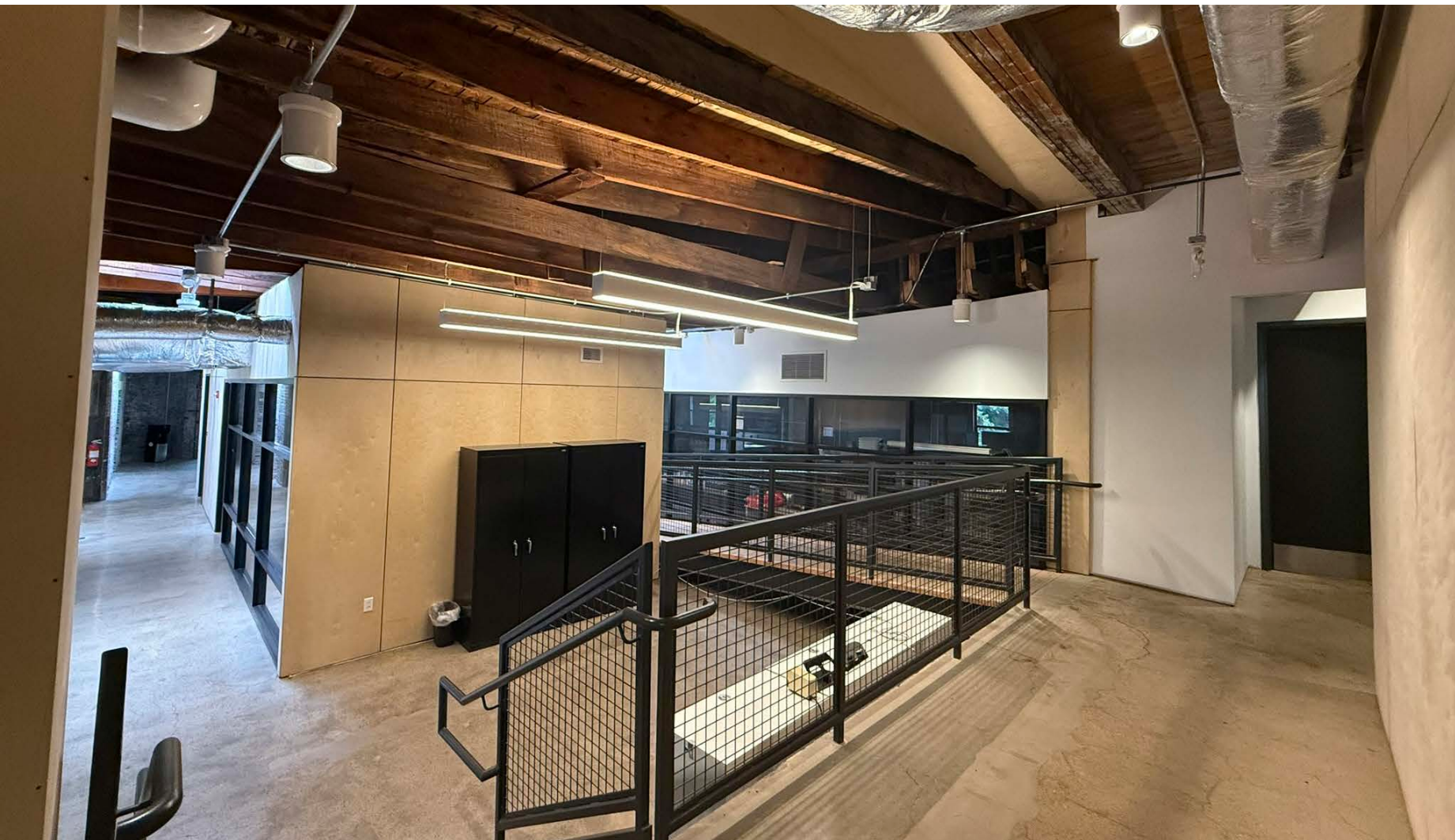
Property Overview

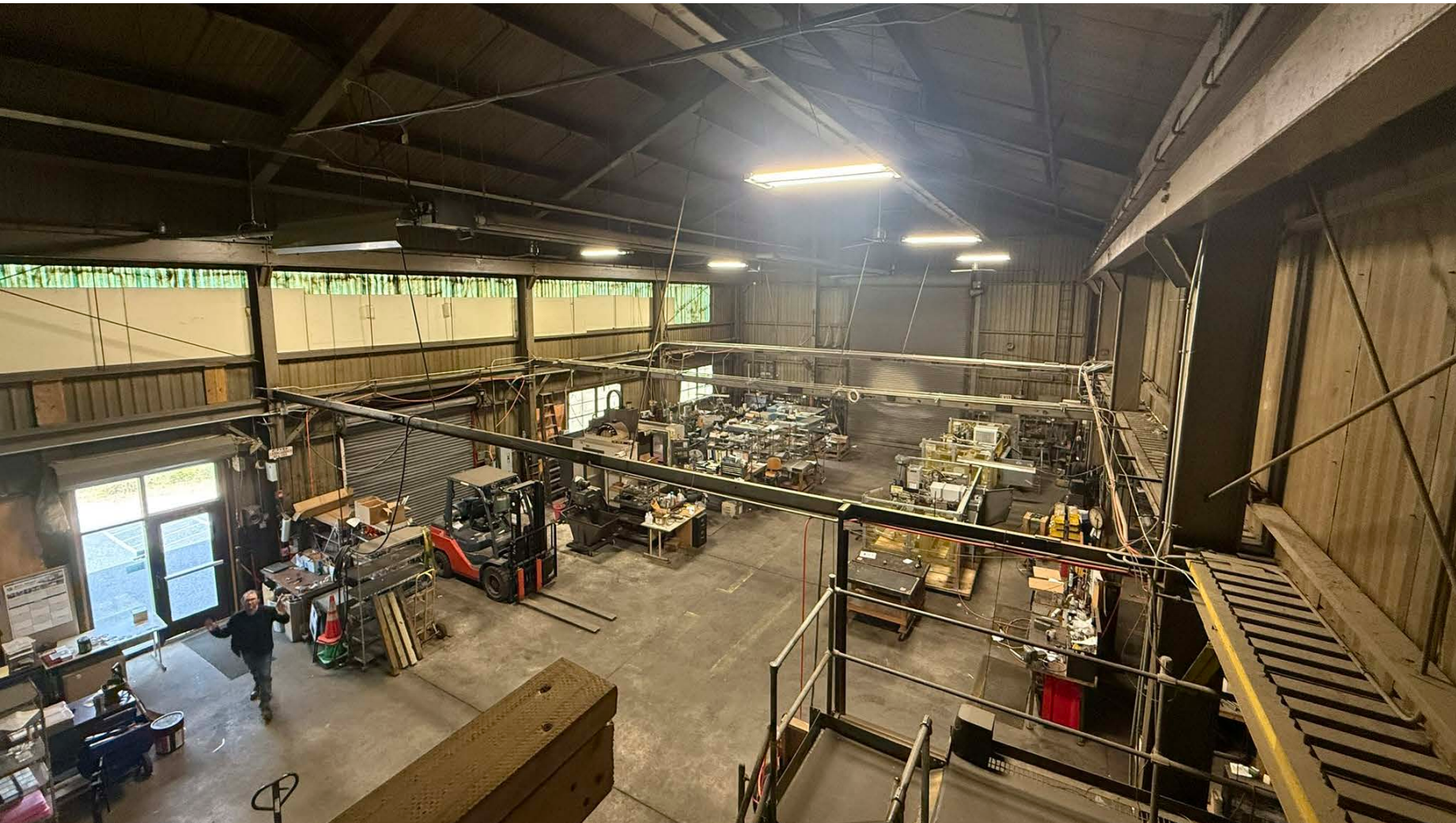
Property Address	309-325 South Main Street Pittsburgh, PA 15220 20th Ward
Lot & Block	6-A-125
Gross Building Size	21,000 sq. ft. total 8,000 sq. ft. office 13,000 sq. ft. warehouse / flex
Lot Size	0.42 acres
Ceiling Heights	Flex Space: ± 12' Warehouse Space: 20' clear Office: 11'6"
Drive-in Doors	Three 14' X 9' 13' X 10' 9'6" X 10'
Loading Dock Door	One - 14' X 19'
Passenger Elevator	Passenger Elevator with 2,500 lb capacity
Power	800 Amp 3 Phase 4 wire
Restrooms	5 Total
Heating	Corayvac heating in warehouse Reznor heating in flex space Office space full conditioned
Notes	• Ideal for owner-users, manufacturers, contractors, and creative industrial users • Convenient access to Downtown Pittsburgh and major transportation corridors • Distinctive architectural character rarely available in industrial properties • Opportunity to combine headquarters, production, and distribution operations within a single facility



First Floor Plan

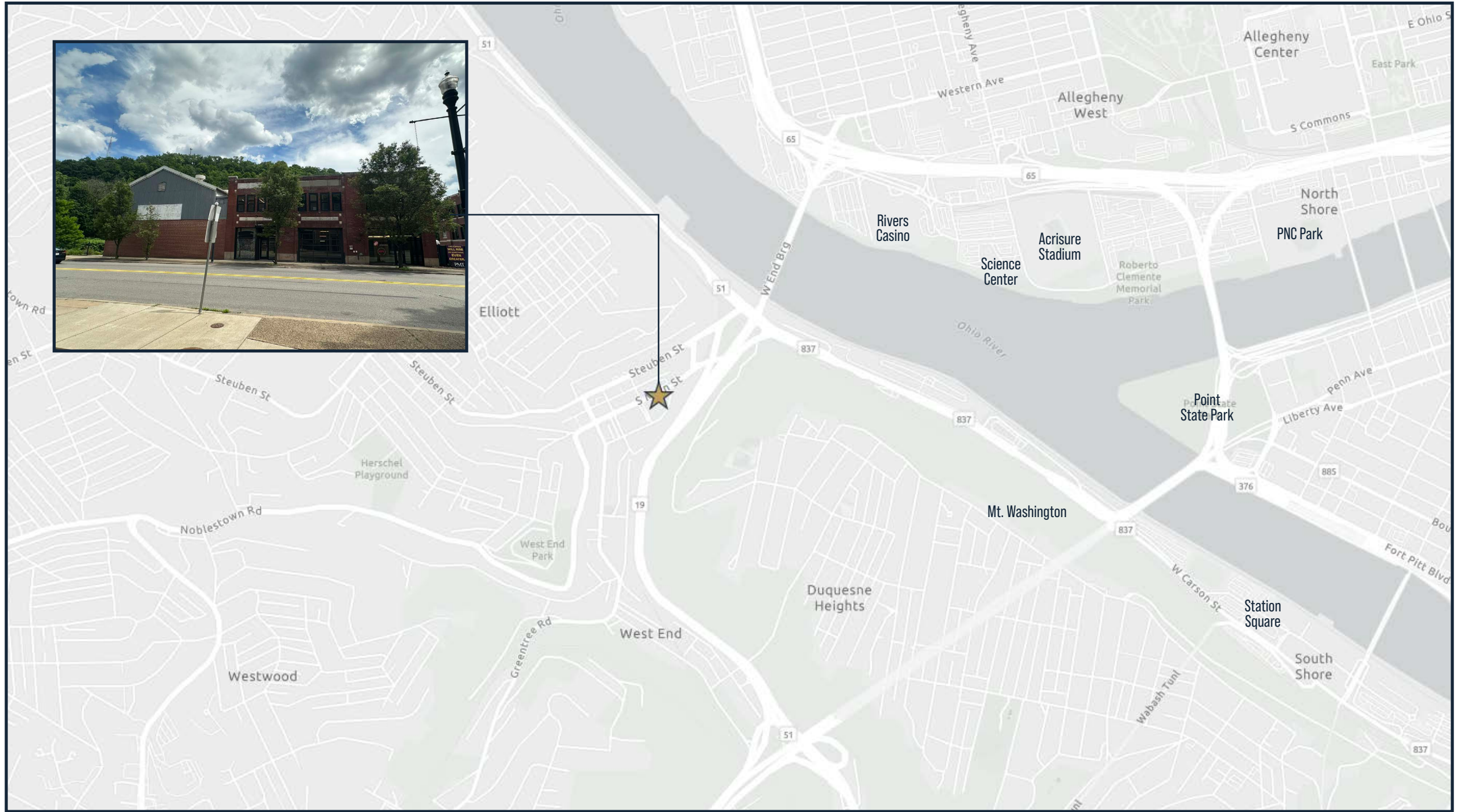






The Lot





Strategic Location & **Connectivity**

500 within 500 miles of half the U.S. population

 Accessible within a day's drive of major markets

 90-minute flight reach to nearly half of North America

Major highway, rail, and newly modernized airport infrastructure

Thriving Tech & **Innovative Economy**

1,600+ technology firms across robotics, AI, healthcare, and engineering

Rapidly growing AI and robotics ecosystem with billions in investment



Affordability & **Livability**

Consistently ranked among the most livable U.S. cities



~45% lower housing costs than the national average

Strong appeal for young professionals, families, and retirees

built different
PGH

Culture, Sports & **Lifestyle**

Home to iconic professional teams (NFL, NHL, MLB)



Nationally recognized food scene and cultural institutions



Abundant outdoor amenities with extensive parks, trails, and riverfronts

Growing Population & **Talent Retention**

27% Students make up 27% of the population, with many staying post-graduation



Strong retention supports a sustainable, skilled workforce

World Class **Healthcare Hub**

Major driver of employment, research, and regional economic growth



Anchored by nationally ranked systems like UPMC and Allegheny Health Network

Highly Educated **Workforce**



88

Pipeline from 88 colleges and universities

Home to leading institutions driving innovation and research



Large concentration of college-educated millennials



LEGACY

REALTY PARTNERS

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