



OFFERING MEMORANDUM



WAREHOUSE PURCHASE OPPORTUNITY

BLOOMFIELD / LAWRENCEVILLE, PITTSBURGH

4017 LIBERTY AVENUE

OFFERING HIGHLIGHTS

PITTSBURGH WAREHOUSE OPPORTUNITY

4017 LIBERTY AVENUE, LAWRENCEVILLE, PITTSBURGH PA 15224

Hanna Commercial Real Estate as exclusive advisor, is pleased to offer the opportunity to acquire **4017 Liberty Avenue presents a rare ±29,500 SF industrial/warehouse opportunity in Pittsburgh's 9th Ward**, formerly home to Nowalk Lighting. The property offers NDI Neighborhood Industrial zoning, multiple loading points—including a 12' drive-in door on Christian Way and an 8' dock door on Fisk Street—along with an interior freight elevator and a full wet sprinkler system. With strong visibility along Liberty Avenue and immediate access to Bloomfield, Lawrenceville, the Strip District, and the Central Business District, the site is well positioned for a wide range of industrial, fabrication, or adaptive reuse users. **The asset is offered for sale at \$2,000,000.**



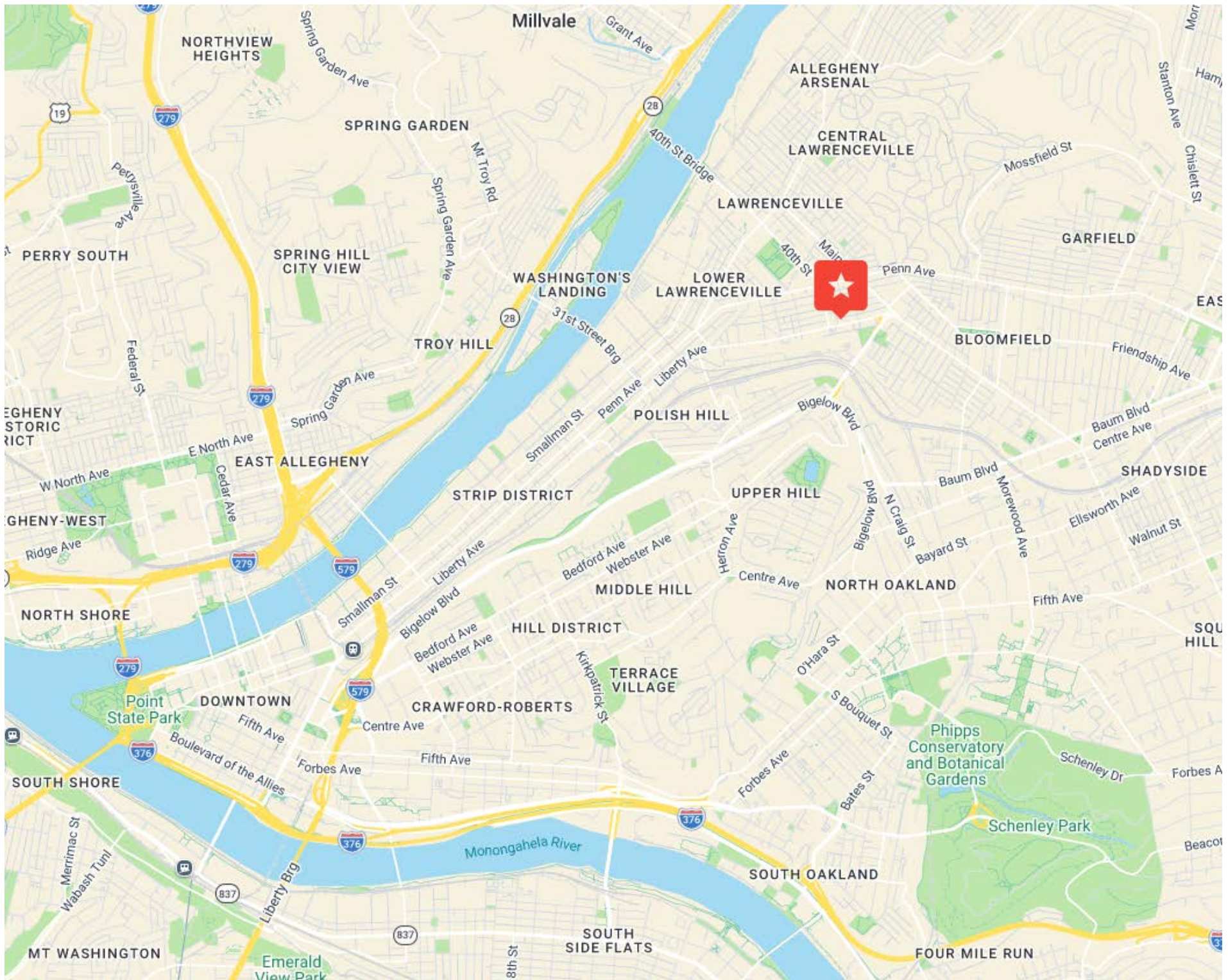


Property Overview

A rare ±29,500 SF industrial/warehouse opportunity in the heart of Pittsburgh's 9th Ward. This highly visible asset offers flexible industrial zoning, multiple loading options, and immediate connectivity to several of the city's most active commercial corridors.

Key Features

- ±29,500 GSF warehouse facility
- Located in the 9th Ward, City of Pittsburgh
- Zoned NDI – Neighborhood Industrial
- One 12' drive-in door off Christian Way
- One dock-high door (8' height) off Fisk Street
- Interior freight elevator
- Full wet sprinkler system throughout
- Strong visibility along Liberty Avenue
- Excellent access to Bloomfield, Lawrenceville, the Strip District, and the Central Business District







GREATER DOWNTOWN PITTSBURGH INDUSTRIAL

The Greater Downtown industrial submarket has a vacancy rate of 6.8% as of the first quarter of 2026. Over the past year, the submarket's vacancy rate has changed by 0.6%, a result of -25,000 SF of net delivered space and -100,000 SF of net absorption.

Greater Downtown's vacancy rate of 6.8% compares to the submarket's five-year average of 6.5% and the 10-year average of 6.0%. Overall submarket vacancy is forecast to end 2026 at 7.0%.

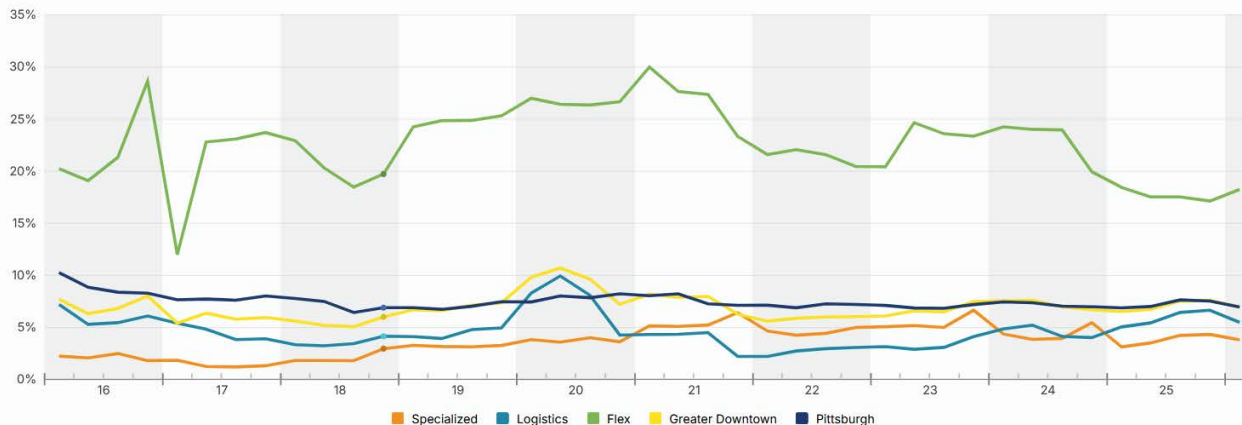
The Greater Downtown industrial submarket has roughly 940,000 SF of space listed as available, for an availability rate of 6.9%. As of the first quarter of 2026, there is no industrial space under construction in Greater Downtown. In comparison, the submarket has averaged 21,000 SF of under construction inventory over the past 10 years.

The Greater Downtown industrial submarket contains roughly 13.6 million SF of inventory. The submarket has approximately 8.4 million SF of logistics inventory, 2.0 million SF of flex inventory, and 3.3 million SF of specialized inventory.

Market rents in Greater Downtown are \$10.80/SF. Rents average around \$10.10/SF for logistics buildings, \$16.00/SF for flex properties, and \$9.40/SF for specialized assets.

In Greater Downtown, five-year average annual rent growth is 3.2% and 10-year average annual rent growth is 3.4%.

AVAILABILITY RATE



136M ↓

INVENTORY SF

0 -

UNDER CONSTRUCTION SF

101K ↓

12 MONTH ABSORPTION

6.8% ↑

VACANCY RATE

\$10.76 ↓

MARKET ASKING RENT/SF

9.1% ↑

MARKET CAP RATE



WAREHOUSE PURCHASE OPPORTUNITY

LAWRENCEVILLE / BLOOMFIELD, PITTSBURGH



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