



# JENDOCO REAL ESTATE

*Settlers Cabin Business Center*

**307/308 Merchant Lane**  
**3,823 Square Feet of office**



- 22,450 SF
- 1,900 SF Individual Bays
- Energy Efficient
- 100% Sprinklered
- Free Parking with 24/7 access
- Custom Built to requirements
- Naming rights available
- Equidistant from downtown Pittsburgh & Airport

**NAIOP**  
COMMERCIAL REAL ESTATE  
DEVELOPMENT ASSOCIATION  
PITTSBURGH CHAPTER



Contact Bob Lloyd - **T** 412-361-4509 **F** 412-361-4790 - Internet [www.jendoco-re.com](http://www.jendoco-re.com)

All information furnished regarding properties for rent or sale are subject to errors, omissions, change of price or rental and change or withdraw without notice. Rental terms, all dimensions and specifications are approximate and subject to change without notice.

SUITE 307

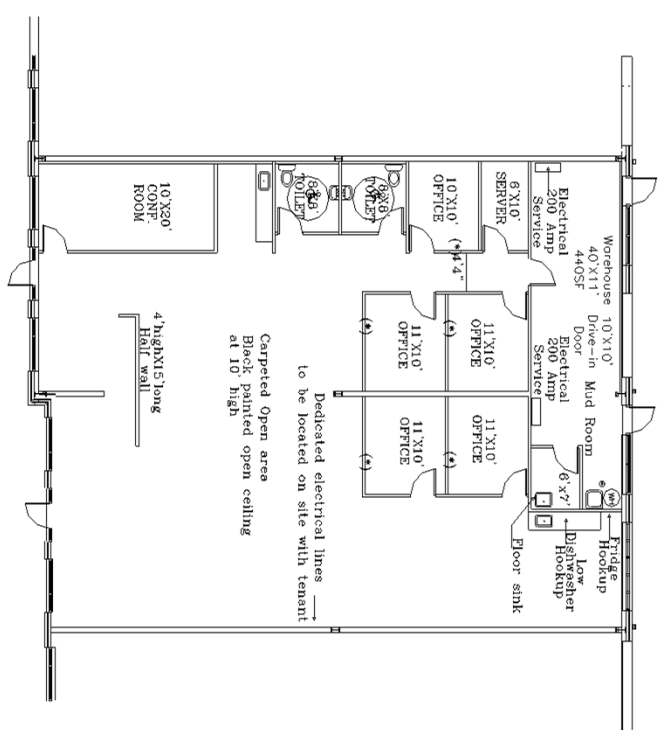
26.67'X72.67'

1,938 SF

SUITE 308

26.67'X70.67'

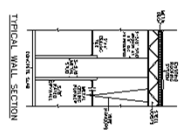
1,885 SF



3,823 SQUARE FEET TOTAL AREA

3,383 SQUARE FEET OF FINISHED OFFICE SPACE

440 SQUARE FEET OF WAREHOUSE SPACE



ALL INFORMATION ON THIS DRAWING MUST BE FIELD VERIFIED FOR ACCURACY. OWNER ASSUMES NO LIABILITY FOR INFORMATION UTILIZED FROM THIS DOCUMENT.



JENDOCO REAL ESTATE

CAD Design Team

2000 Lincoln Road  
Pittsburgh, PA 15235

Phone: (412) 361 - 4509  
Fax: (412) 361 - 4790

SETTLERS CABIN BUSINESS CENTER

SCALE: 1/8"=1'

DATE: 10/12/15

APPROVED BY:

DRAWN BY: PB

REVISED

SCBC- 307&308



NORTH