



RIDC O'HARA INDUSTRIAL PARK • DELTA MANOR

# FLEX FOR LEASE

137-139 DELTA DRIVE, PITTSBURGH, PA 15238



DELTA MANOR

SF	8,000 Total SF
Available Suites	137-139 Delta Drive
	<ul style="list-style-type: none"> <li>8,000 total SF <ul style="list-style-type: none"> <li>- 7,000 SF Office</li> <li>- 1,000 SF Warehouse</li> </ul> </li> <li>Subdividable to 4,000 SF</li> <li>2 separate entrances</li> <li>Private offices and open areas</li> <li>Two (2) 10' x 9' dock doors</li> <li>Immediate availability</li> </ul>
Power	225 amp and 400 amp; 120/208V 3 phase
HVAC	Roof top and mini-split systems
Ceiling Heights	16' 4" in warehouse; 8'5" in offices
Parking	71 +/- total parking spaces (2.96:1,000 RSF)



**CONTACT:**  
**MICHAEL CONNOR, SIOR**  
mconnor@hannacre.com  
412 261 2200

**SANDY CIKOVIC**  
scikovic@hannacre.com  
412 261 2200

**GARY WILSON, SIOR**  
gwilson@hannacre.com  
412 261 2200

**HANNA COMMERCIAL REAL ESTATE**  
11 STANWIX ST., SUITE 1024  
PITTSBURGH, PA 15222  
[HANNACRE.COM](http://HANNACRE.COM)

All information furnished regarding property for sale, rental or financing is from sources deemed reliable. No representation is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental, or other conditions, prior sale lease, financing or withdrawal without notice. Hanna Commercial Real Estate will make no representation, and assume no obligation, regarding the presence or absence of toxic or hazardous waste or substances or other undesirable material on or about the property.

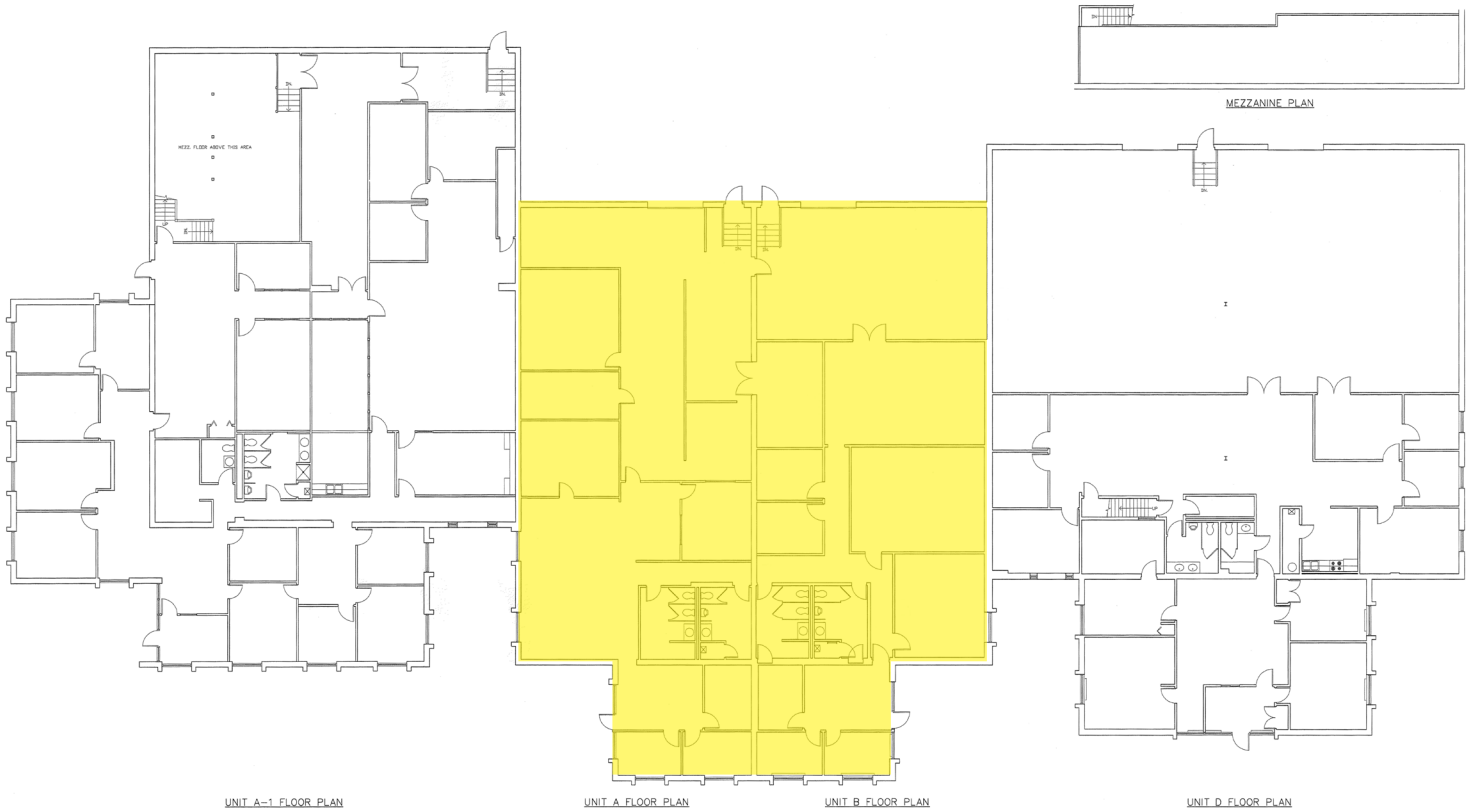




RIDC O'HARA INDUSTRIAL PARK • DELTA MANOR

# FLEX FOR LEASE

137-139 DELTA DRIVE, PITTSBURGH, PA 15238



**CONTACT:**

**MICHAEL CONNOR, SIOR**  
mconnor@hannacre.com  
412 261 2200

**SANDY CIKOVIC**  
scikovic@hannacre.com  
412 261 2200

**GARY WILSON, SIOR**  
gwilson@hannacre.com  
412 261 2200

**HANNA COMMERCIAL REAL ESTATE**  
11 STANWIX ST., SUITE 1024  
PITTSBURGH, PA 15222  
[HANNACRE.COM](http://HANNACRE.COM)

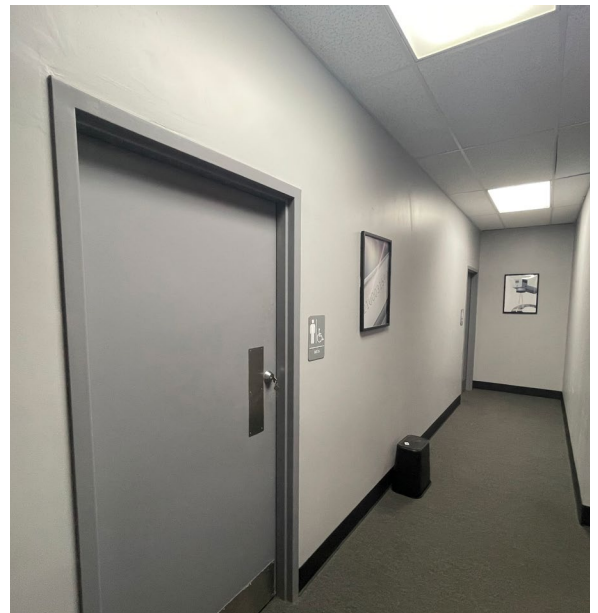
All information furnished regarding property for sale, rental or financing is from sources deemed reliable. No representation is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental, or other conditions, prior sale lease, financing or withdrawal without notice. Hanna Commercial Real Estate will make no representation, and assume no obligation, regarding the presence or absence of toxic or hazardous waste or substances or other undesirable material on or about the property.



RIDC O'HARA INDUSTRIAL PARK • DELTA MANOR

# FLEX FOR LEASE

137-139 DELTA DRIVE, PITTSBURGH, PA 15238



**CONTACT:**

**MICHAEL CONNOR, SIOR**  
mconnor@hannacre.com  
412 261 2200

**SANDY CIKOVIC**  
scikovic@hannacre.com  
412 261 2200

**GARY WILSON, SIOR**  
gwilson@hannacre.com  
412 261 2200

**HANNA COMMERCIAL REAL ESTATE**  
11 STANWIX ST., SUITE 1024  
PITTSBURGH, PA 15222  
[HANNACRE.COM](http://HANNACRE.COM)

All information furnished regarding property for sale, rental or financing is from sources deemed reliable. No representation is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental, or other conditions, prior sale lease, financing or withdrawal without notice. Hanna Commercial Real Estate will make no representation, and assume no obligation, regarding the presence or absence of toxic or hazardous waste or substances or other undesirable material on or about the property.

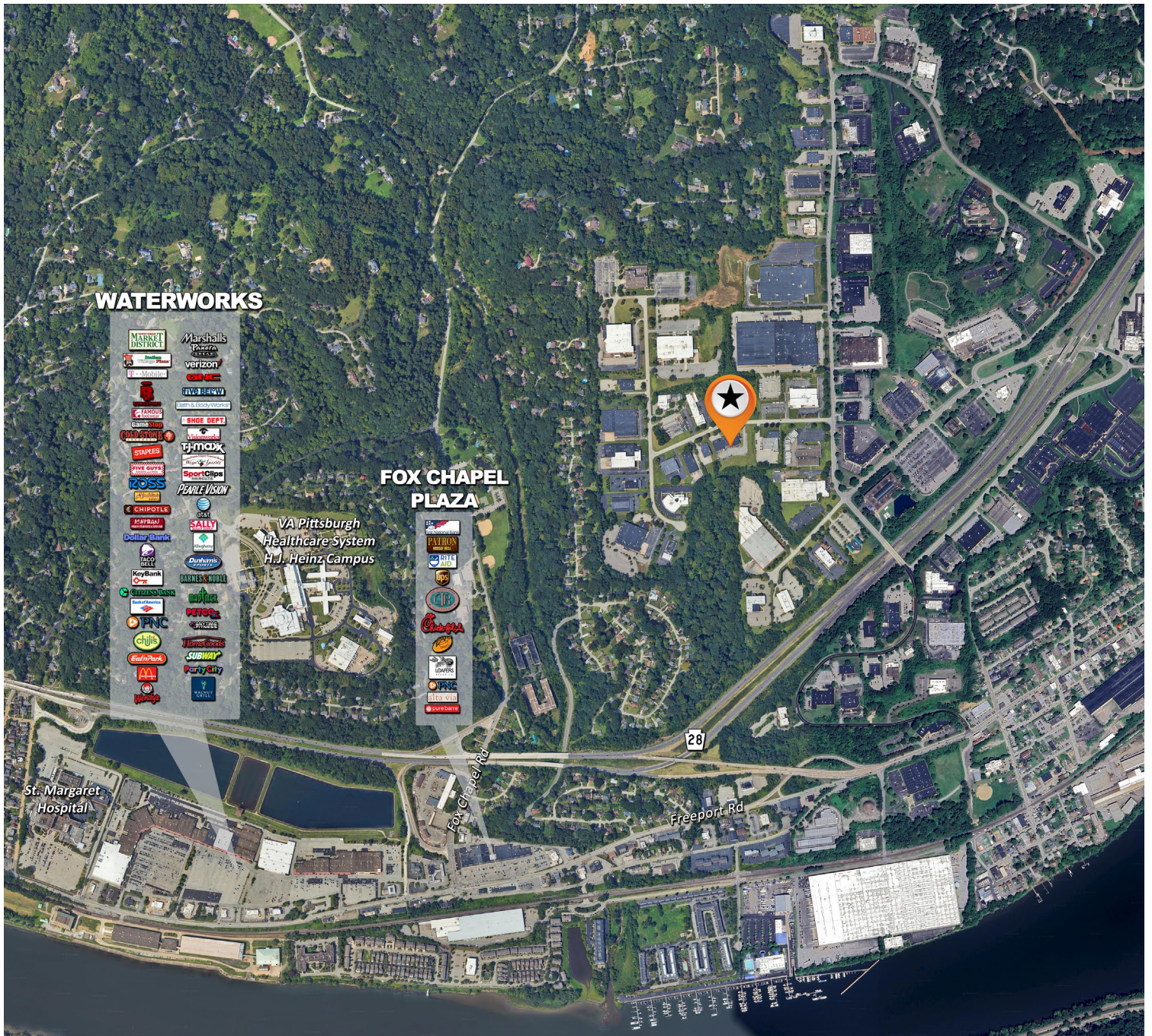




RIDC O'HARA INDUSTRIAL PARK • DELTA MANOR

# FLEX FOR LEASE

137-139 DELTA DRIVE, PITTSBURGH, PA 15238



**CONTACT:**  
**MICHAEL CONNOR, SIOR**  
 mconnor@hannacre.com  
 412 261 2200

**SANDY CIKOVIC**  
 scikovic@hannacre.com  
 412 261 2200

**GARY WILSON, SIOR**  
 gwilson@hannacre.com  
 412 261 2200

**HANNA COMMERCIAL REAL ESTATE**  
 11 STANWIX ST., SUITE 1024  
 PITTSBURGH, PA 15222  
[HANNACRE.COM](http://HANNACRE.COM)

All information furnished regarding property for sale, rental or financing is from sources deemed reliable. No representation is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental, or other conditions, prior sale lease, financing or withdrawal without notice. Hanna Commercial Real Estate will make no representation, and assume no obligation, regarding the presence or absence of toxic or hazardous waste or substances or other undesirable material on or about the property.