



RIDC O'HARA INDUSTRIAL PARK • ALLEGHENY MANOR II

# FLEX FOR LEASE

240-242 ALPHA DRIVE, PITTSBURGH, PA 15238



ALLEGHENY MANOR II



<b>SF</b>	9,351 SF • 2,740 SF office • 6,611 SF warehouse
<b>Layout Features</b>	• 8 Private offices • Staff lounge • Storage areas • 2 Full sets of restrooms
<b>Power</b>	240V, 3 phase
<b>Sprinklered</b>	100% sprinklered
<b>HVAC</b>	Fully conditioned space with roof-top units
<b>Loading</b>	1, 8' x 8 tailgate door
<b>Ceiling Heights</b>	14' in warehouse; 7'- 11" in offices
<b>Parking</b>	25 parking space allocation (2.69:1,000 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)

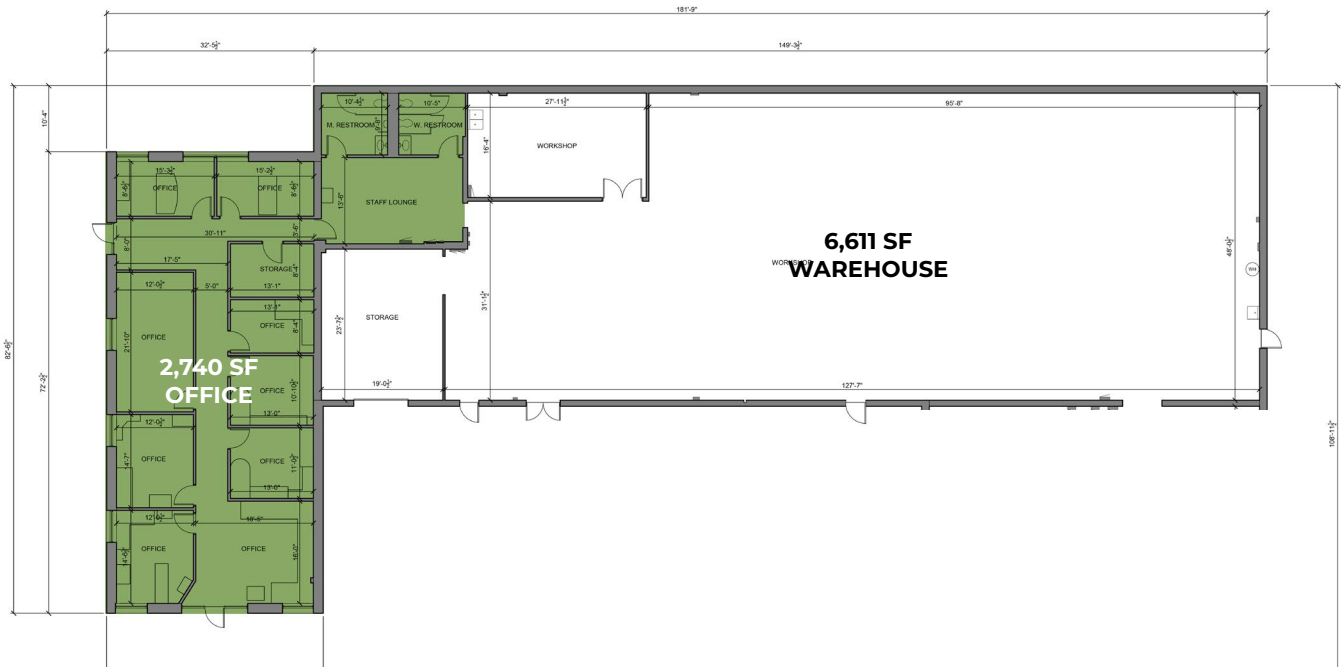
All information furnished regarding property for sale, rental or financing is from sources deemed reliable. No representation is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental, or other conditions, prior sale lease, financing or withdrawal without 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 • ALLEGHENY MANOR II

# FLEX FOR LEASE

240-242 ALPHA 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

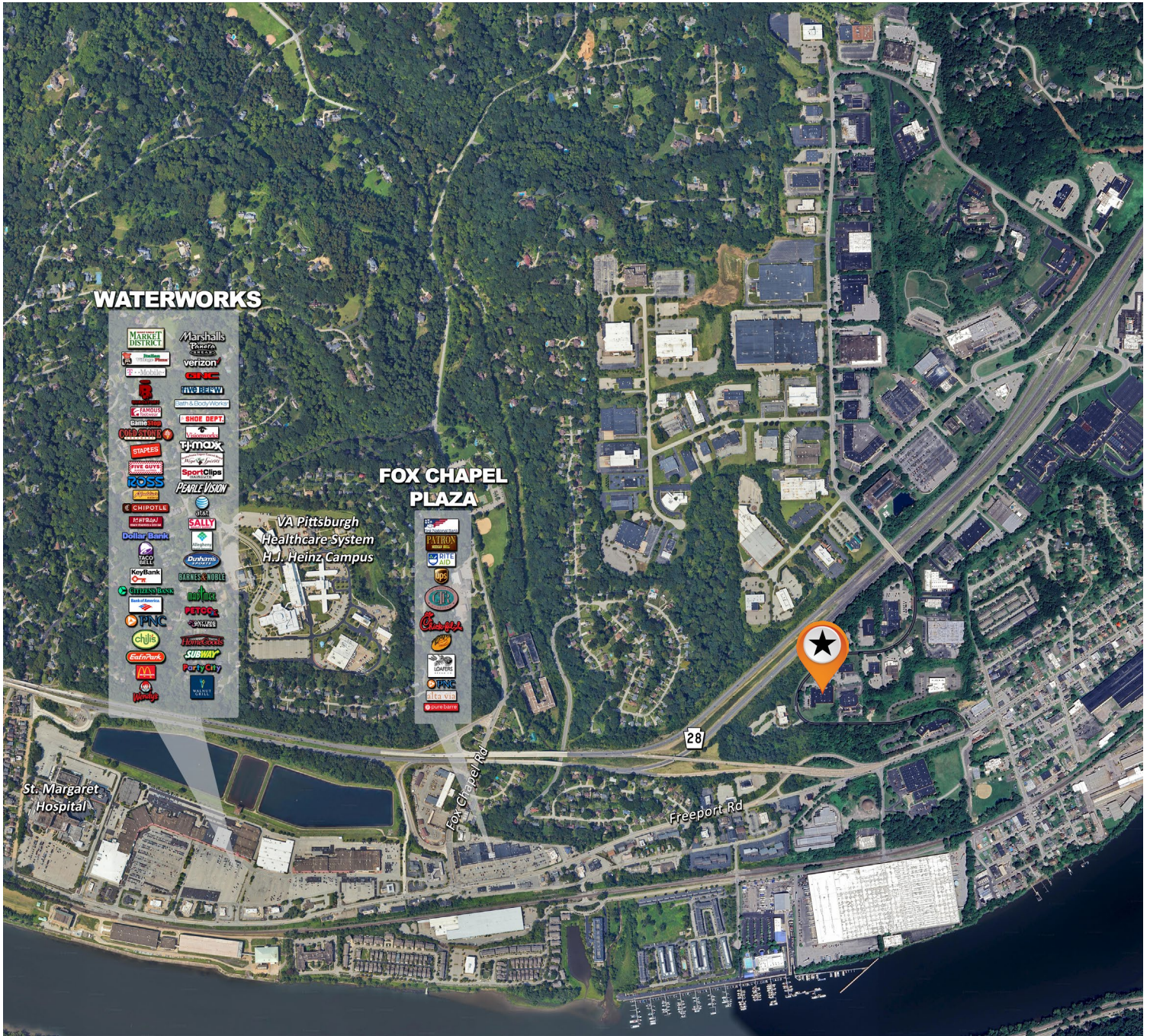
**HANNA COMMERCIAL REAL ESTATE**  
11 STANWIX ST., SUITE 1024  
PITTSBURGH, PA 15222  
[HANNACRE.COM](http://HANNACRE.COM)

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 • ALLEGHENY MANOR II

# FLEX FOR LEASE

240-242 ALPHA 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)