

ALLEGHENY MANOR III

250 ALPHA DRIVE, PITTSBURGH, PA 15238



RIDC

O'HARA INDUSTRIAL PARK



HANNA

LANGHOLZ WILSON ELLIS

Allegheny Manor III

250 Alpha Drive, Pittsburgh, PA 15238

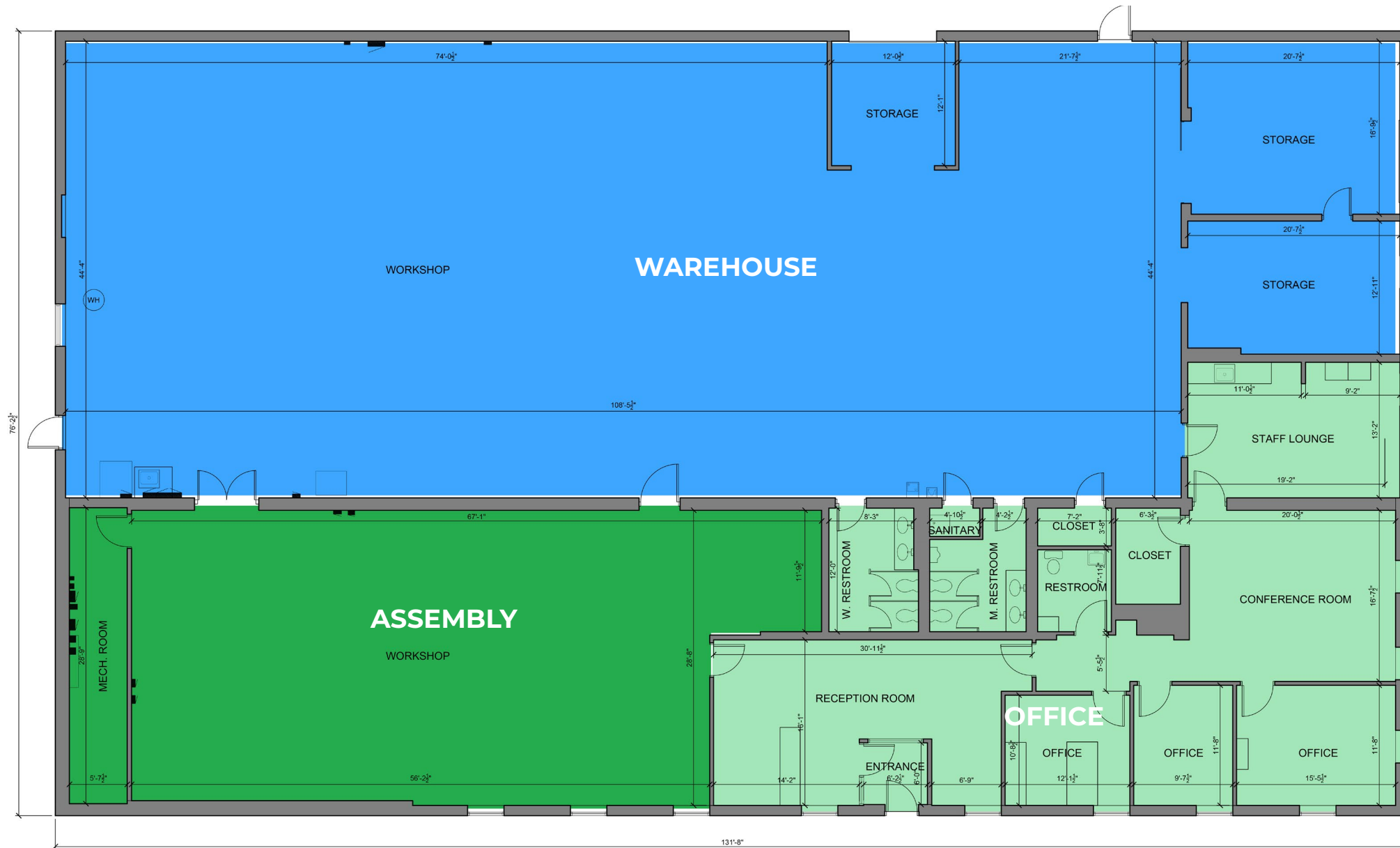
SF	9,624 SF free standing building <ul style="list-style-type: none"> • 2,074 SF office • 1,900 SF assembly area • 5,650 SF warehouse
Layout Features	<ul style="list-style-type: none"> • Reception area • 3 Private offices • Conference room • Staff lounge • 2 Full sets of restrooms, plus one unisex ADA restroom • March 1, 2022 availability
Power	240V, 3 phase
Sprinklered	100% sprinklered
HVAC	Fully conditioned space with roof-top units
Loading	1, 8' x 8 tailgate door 1, 8' x 8' box truck overhead door
Ceiling Heights	14' in warehouse; 9' in assembly area and offices
Parking	51 parking spaces (5.3:1,000 RSF)



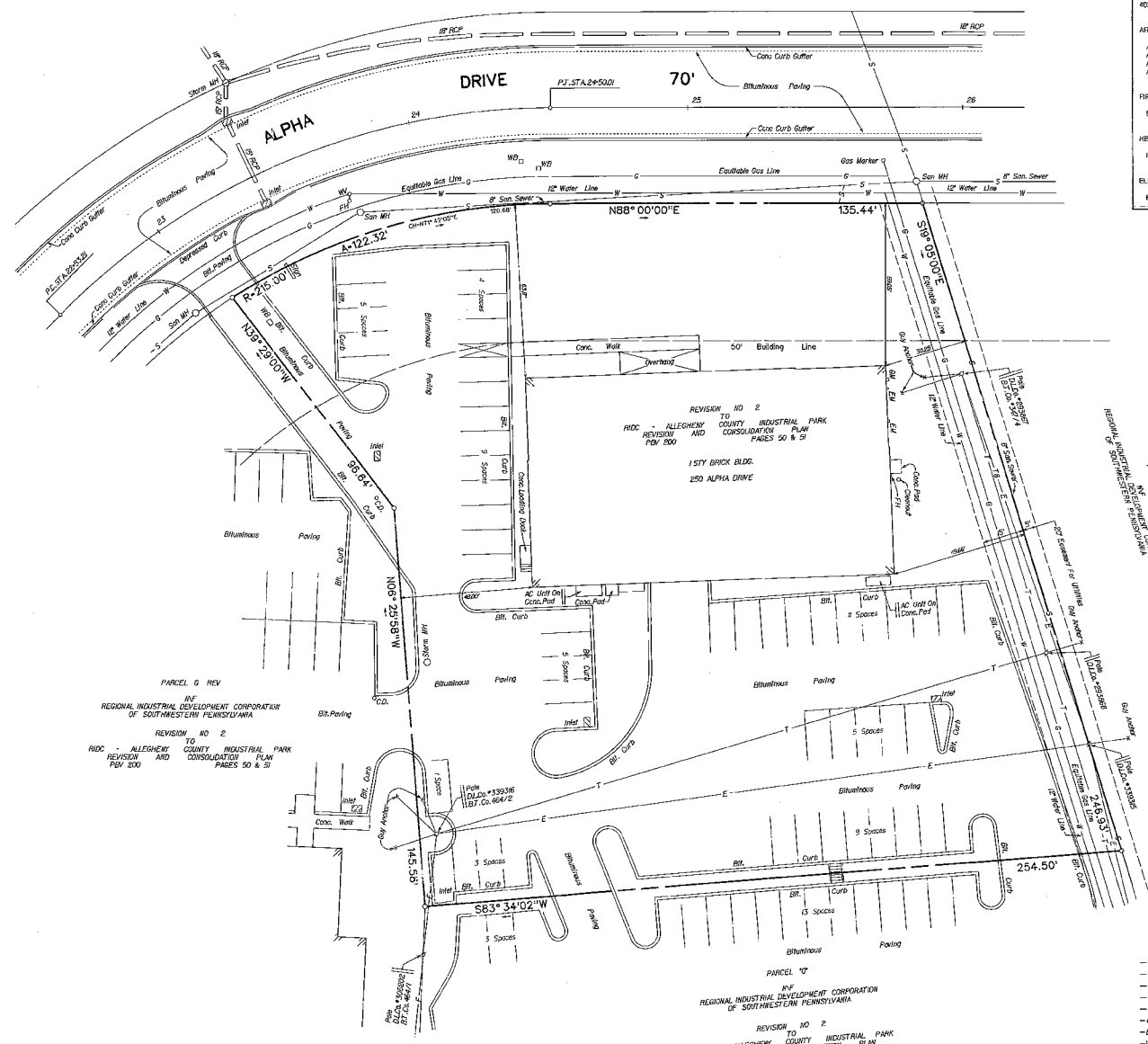
Dock Access and Parking



Floor Plan



Site Plan



INDEX TO THE DRAWINGS	
SITE DEVELOPMENT	
4024-AB	As Built Plan Of Property
ARCHITECTURAL	
A-1	Building Plan - Existing Conditions / Demolition
A-2	Floor Plan / Ceiling Plan
A-3	Building Elevations
A-4	Details - Schedules
FIRE PROTECTION	
FP-1	Building Plan - Sprinkler System
HEATING / VENTILATION	
HV-1	Building Plan - Heating, Ventilation, Air Conditioning
ELECTRICAL	
E-1	Building Plan - Power / Lighting

PARCEL 6 REV
 IN
 REGIONAL INDUSTRIAL DEVELOPMENT CORPORATION
 OF SOUTHWESTERN PENNSYLVANIA
 REVISION NO 2
 RIDC - ALLEGHENY COUNTY INDUSTRIAL PARK
 REVISION AND CONSOLIDATION
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PARCEL 10
 IN
 REGIONAL INDUSTRIAL DEVELOPMENT CORPORATION
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REGIONAL INDUSTRIAL DEVELOPMENT CORPORATION
 1000 EAST 10TH AVENUE
 PITTSBURGH, PA 15203
 PHONE: 412-261-1000
 FAX: 412-261-1001
 WWW: WWW.RIDC.COM

CALL BEFORE YOU DIG !
 PENNSYLVANIA LAW REQUIRES
 WORKERS DAYS NOTICE FOR
 CONSTRUCTION TRENCHING AND TO BORROW
 DAYS IN DESIGN STAGE - STOP CALL
 Pennsylvania One Call System, Inc.
 1-800-242-1776

NOTE:
 The Location Of The Underground Facilities
 Are Indicated In Accordance With Information
 Obtained From The Various Utilities.

- LEGEND
- G- GAS LINE
 - S- SAN SEWER
 - E- ELECTRIC LINE
 - T- TELEPHONE COMPANY
 - W- WATER LINE
 - GM- GAS METER
 - EM- ELECTRIC METER
 - WB- WATER BOX
 - WV- WATER VALVE
 - FH- FIRE HYDRANT
 - GV- GAS VALVE
 - * LIGHT STANDARD



Regional Amenities & Neighborhood

Food and Drink

Chick-Fil-A, Jimmy Wan's Restaurant and Lounge, Tai Pei, Zoup, Alta Via, Mad Mex, Chipotle, Walnut Grill, Panera Bread, Ichiban Hibachi & Sushi Bar, Starbucks, Coffee Tree Roasters, Patron Mexican Grille, Cornerstone Restaurant & Bar, Caliente Pizza & Draft House, Bella Christie & Lil' Z's Sweet Boutique, Moondogs Pub, Baskin Robbins, Oakmont Bakery, Dancing Gnome Brewery, Hitchhiker Brewing & Tap Room

Lifestyle

A Place to Grow Learning Center, PetCo, Giant Eagle Market District, Lauri Ann West Community Center, Supercuts, United States Postal Service, Guardian Self Storage, Mattress Firm, MedExpress

Financial

Huntington Bank, First National Bank, PNC Bank, S&T Bank, Dollar Bank, Wesbanco, Key Bank

Hospitality

Comfort Inn & Suites, Hampton Inn & Suites, Holiday Inn Express

Convenience/Gas

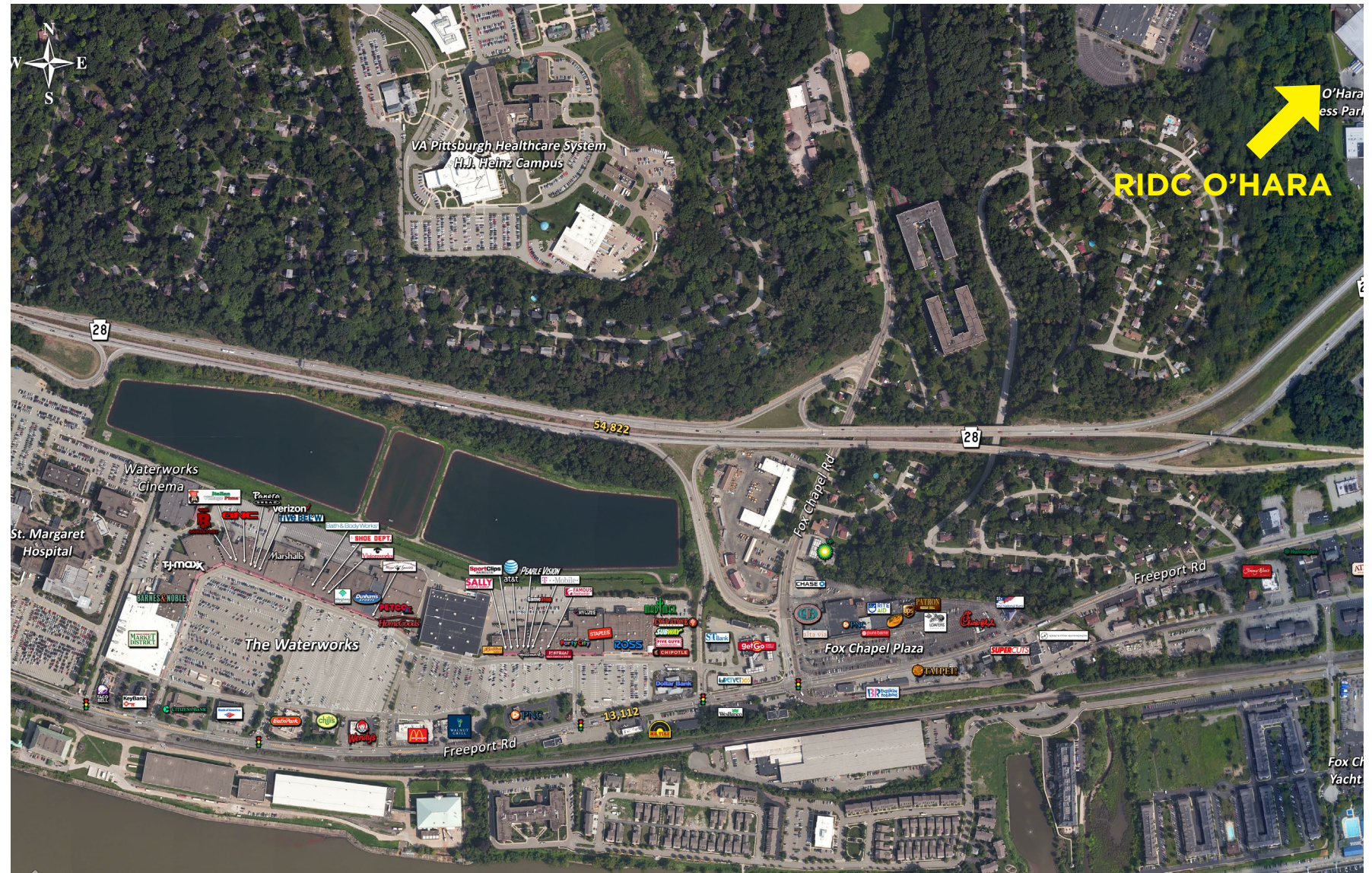
GetGo Gas Station and WetGo Car Wash, Rite Aid, BP, Sunoco, Dollar General

Big Box Retailers

Ross Dress For Less, Bed, Bath & Beyond, TJ Maxx, Target

Entertainment

Waterworks Cinemas, Zone 28, Thrill Water Sports



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