



RIDC O'HARA INDUSTRIAL PARK • ALPHA MANOR I

# FLEX FOR LEASE

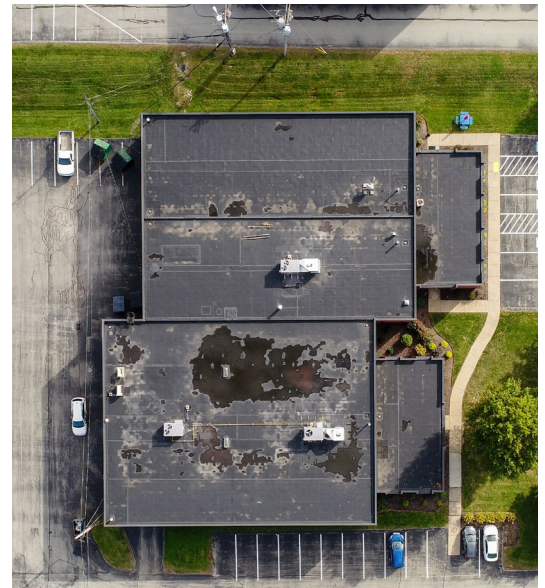
560-564 ALPHA DRIVE, PITTSBURGH, PA 15238



ALPHA MANOR I

## FULLY LEASED

SF	• FULLY LEASED
Layout Features	<ul style="list-style-type: none"> <li>• Reception area</li> <li>• 1 private office</li> <li>• Conference room</li> <li>• 1 full set of restrooms</li> <li>• Kitchenette</li> <li>• Copy/Print/Storage center</li> <li>• Server room</li> <li>• Open office area</li> <li>• Flex/light manufacturing space</li> </ul>
Power	120v, 3Phase
HVAC	1 RTU; Reznor in warehouse
Access	One dock-high doors (8' x 10')
Celling Heights	15' 9" clear
Parking	Access to 14 spaces (2.73 spaces per 1,000 RSF)



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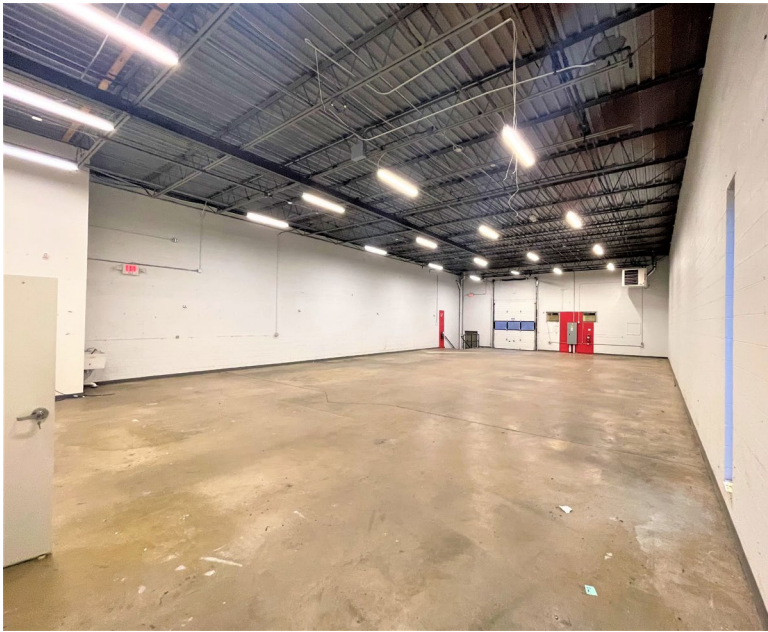
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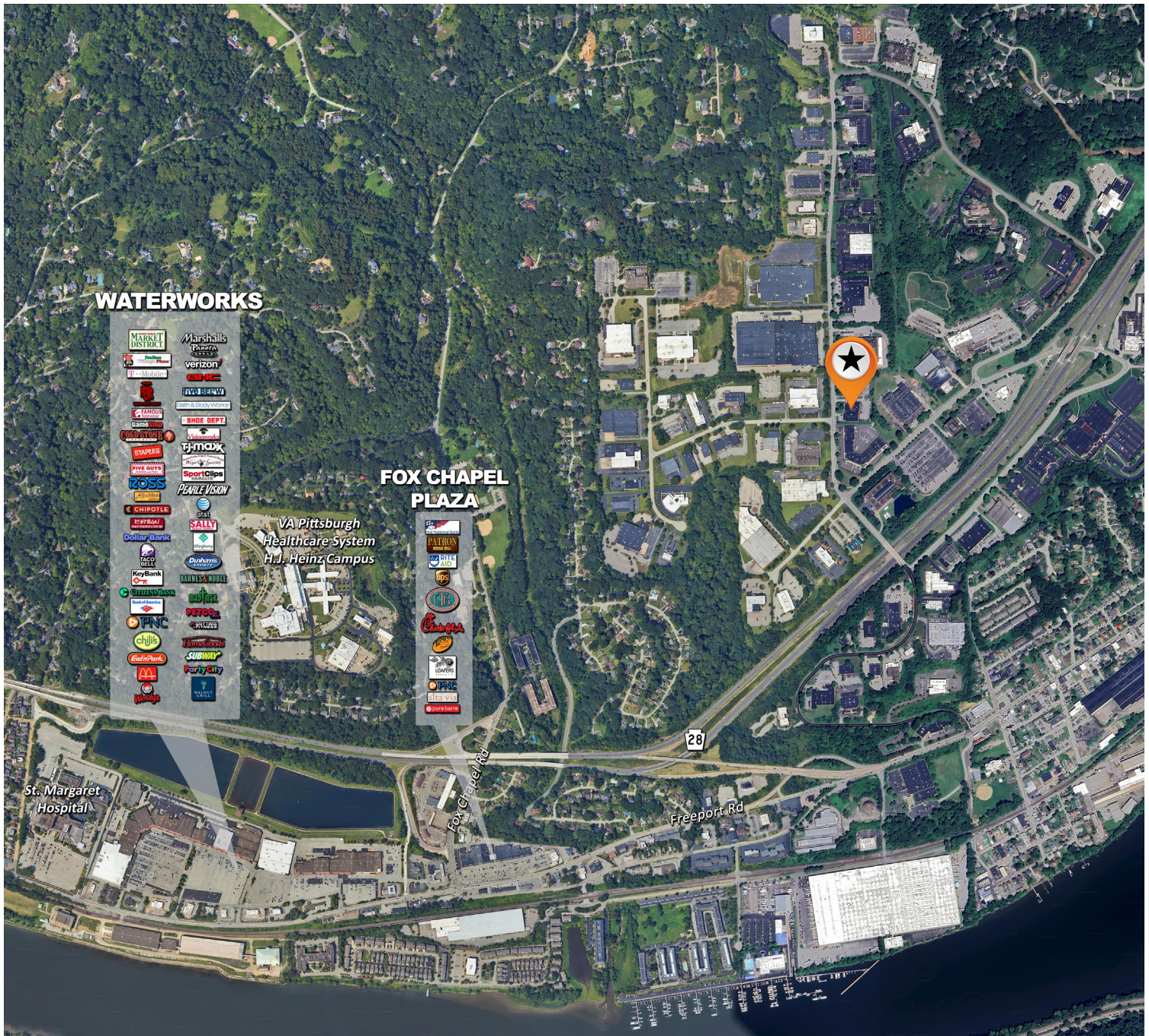
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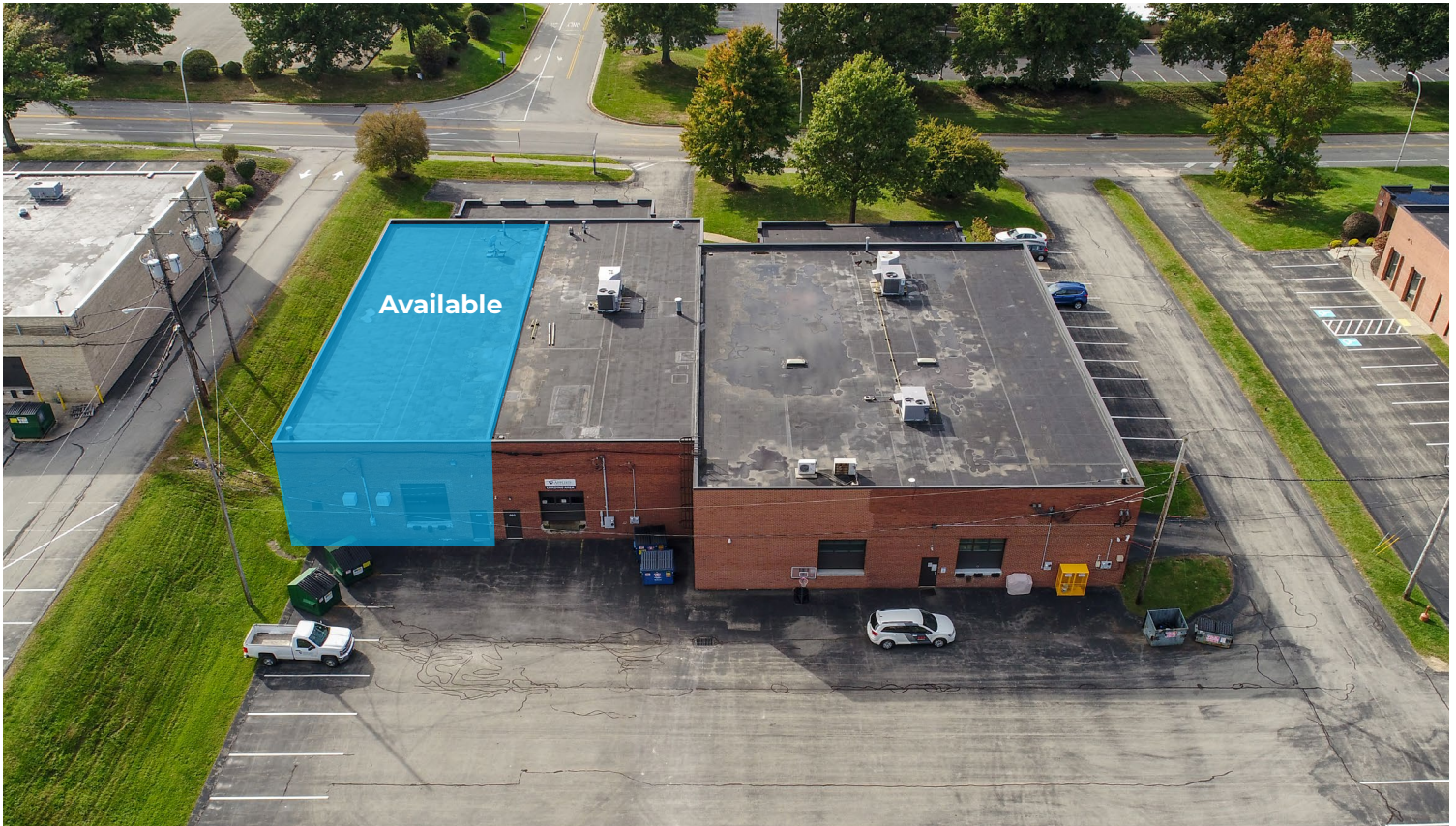
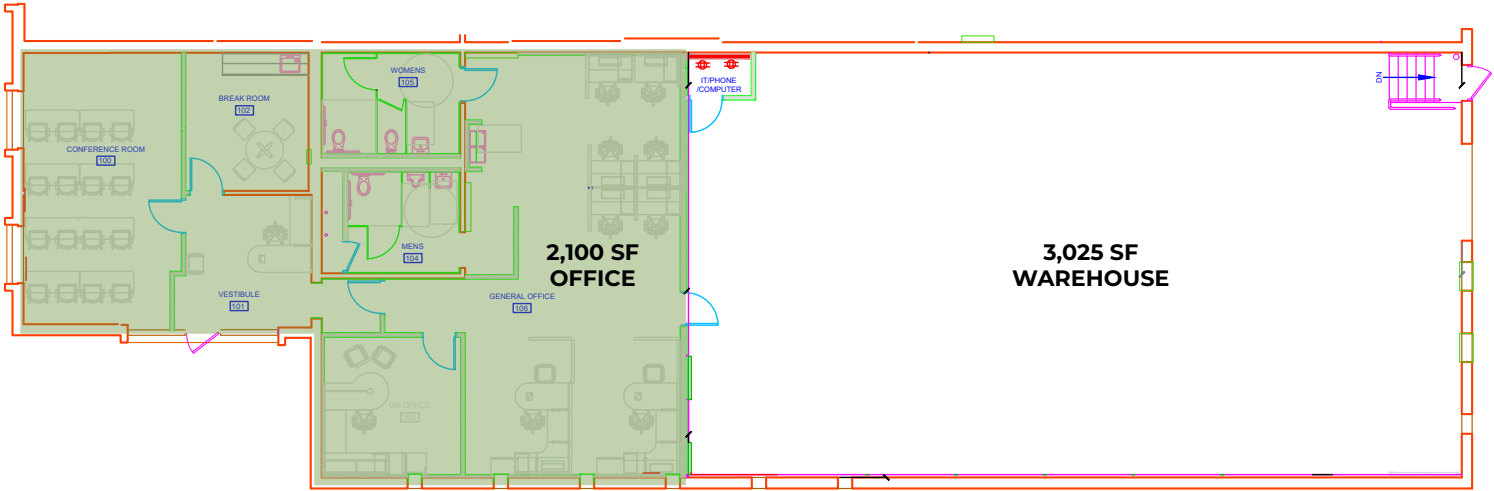
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