



## RIDC O'HARA FLEX BUILDING FOR SALE

654 Alpha Drive, Pittsburgh, PA 15238



### CONTACT

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<b>Building Size</b>	6,448 SF Total 4,448 SF Office / 2,000 SF Conditioned Warehouse
<b>Lot Size</b>	1.465 acres
<b>Access</b>	One (1) tailgate height dock with levelers, seals and 8' x 9' door
<b>Ceiling Height</b>	14', 6" clear
<b>Power</b>	200 Amp, 120/208 volt, three-phase service
<b>Roof</b>	EPDM membrane roof over metal decking
<b>Foundation</b>	Reinforced concrete with 8" concrete block foundation walls
<b>Notes</b>	<ul style="list-style-type: none"> <li>Ample land area to expand parking or add to existing facility</li> <li>Cummins Onon GenSet generator on-site</li> </ul>
<b>Sale Price</b>	\$925,000

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 Langholz Wilson Ellis 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.





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