RIDC ARMSTRONG INNOVATION PARK

HANNA COMMERCIAL REAL ESTATE

WAREHOUSE / FLEX FOR SALE OR LEASE

233 Northpointe Blvd.

30,000 SF TOTAL - SUBDIVIDABLE TO 15,000 SF

BUILDING SPECS - CONSTRUCTED 2024

TOTAL SF	30,000 SF
CLEAR HEIGHT	28’ CLEAR CEILING
WALLS	8” PRE-CAST CONCRETE WALLS
FLOOR	6” CONCRETE FLOORS
COLUMN SPACING	50’ X 50’ COLUMN SPACING
POWER	1,200 AMP POWER; 480/277V, 3P, 4W

DRIVE-IN DOORS	TWO (2) 12’ X 14’
DOCK DOORS	FOUR (4) 9’ X 10’
HVAC	HEATED ONLY WAREHOUSE ROOFTOP HTHV UNITS
FIRE SUPPRESSION	FULLY SPRINKLERED – ESFR SYSTEM
PARKING	76 CAR PARKING (2.53 PER 1,000 SF)
TRUCK COURT	6 TRAILER SPACES

CONTACT:
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CONTACT:
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HANNA COMMERCIAL REAL ESTATE
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PITTSBURGH, PA 15222
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WAREHOUSE / FLEX FOR SALE OR LEASE

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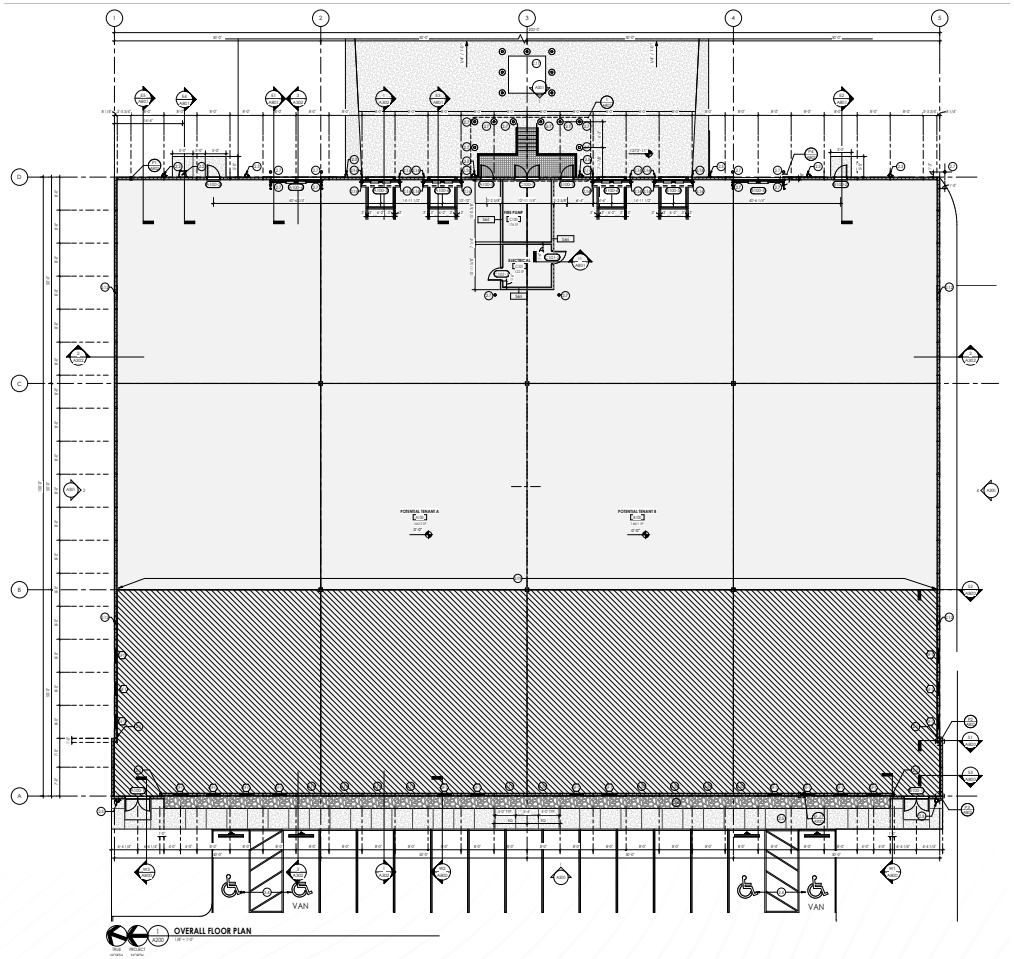

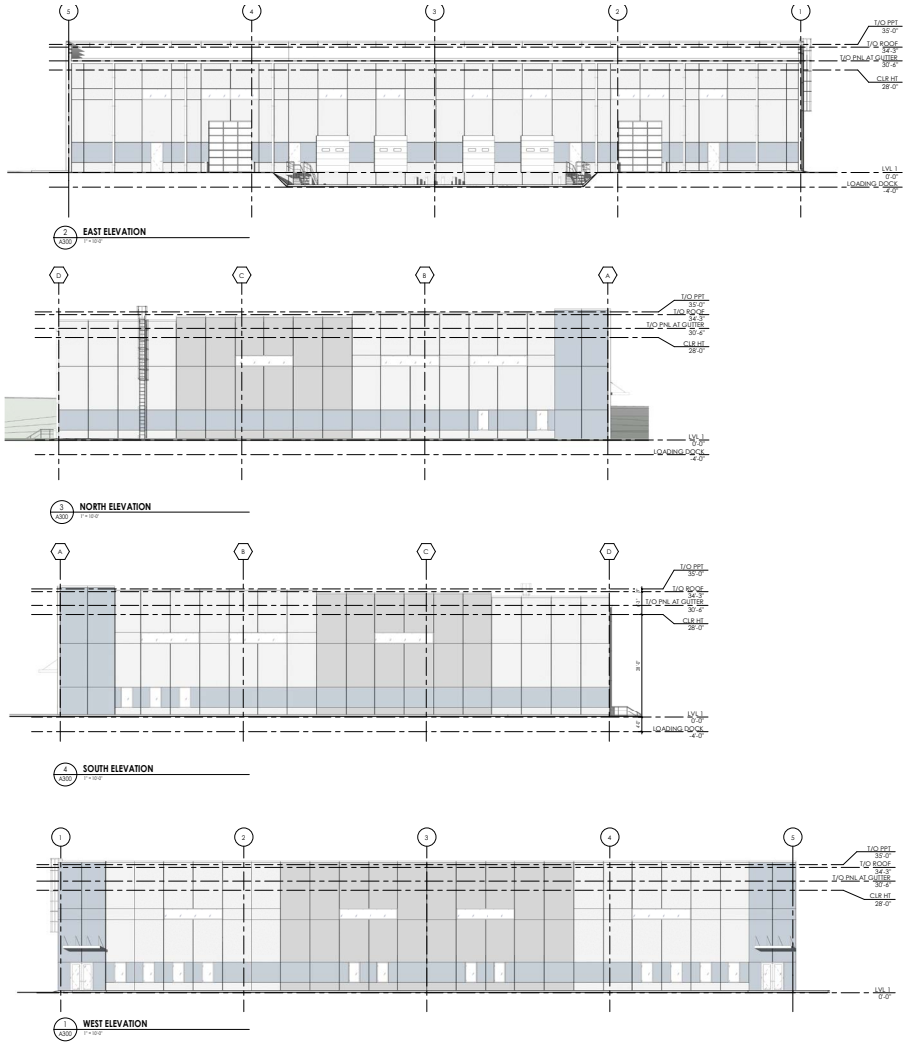

Design/Build Contractor: a|m HIGLEY
Beyond Bricks and Mortar

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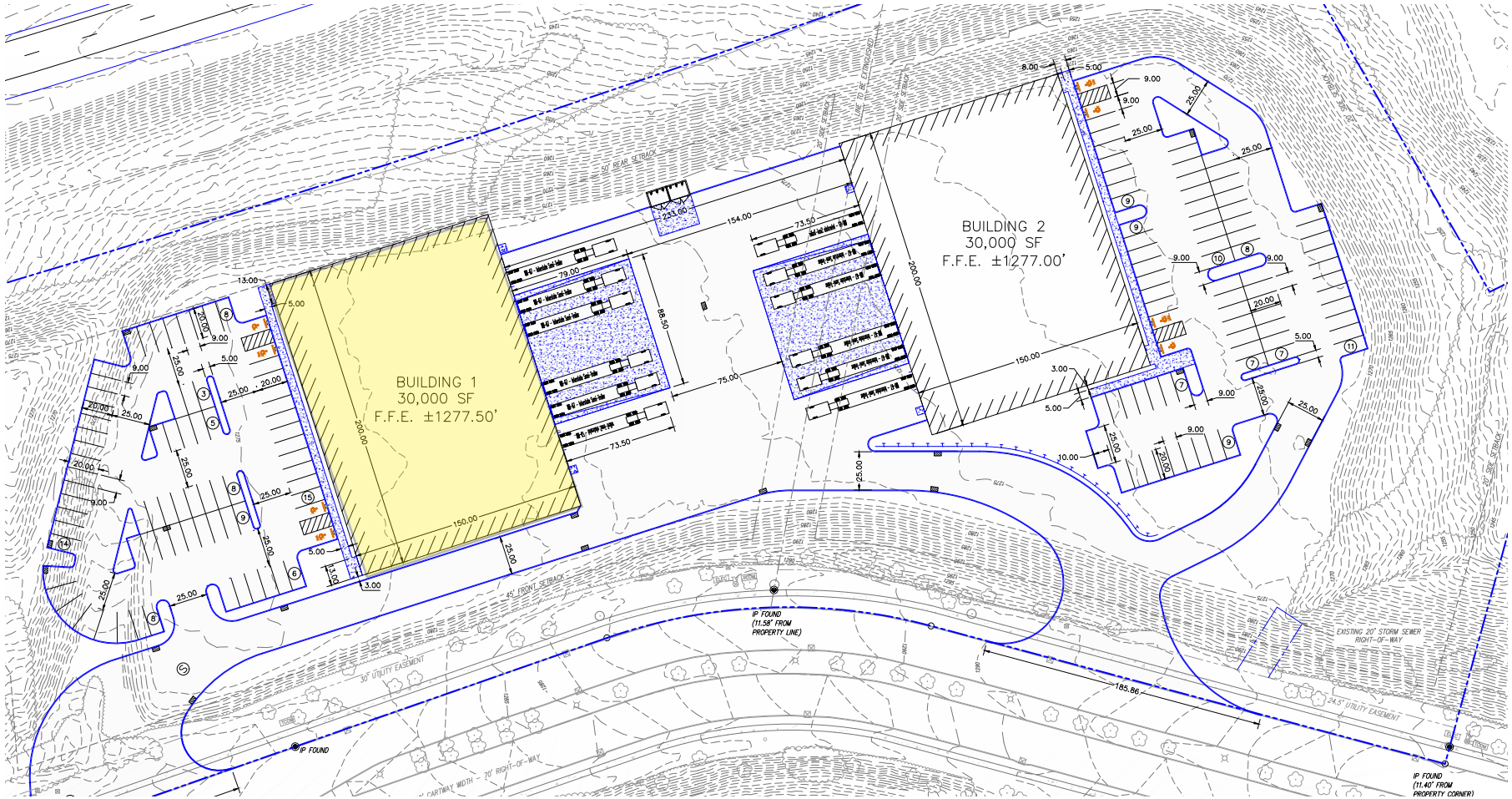

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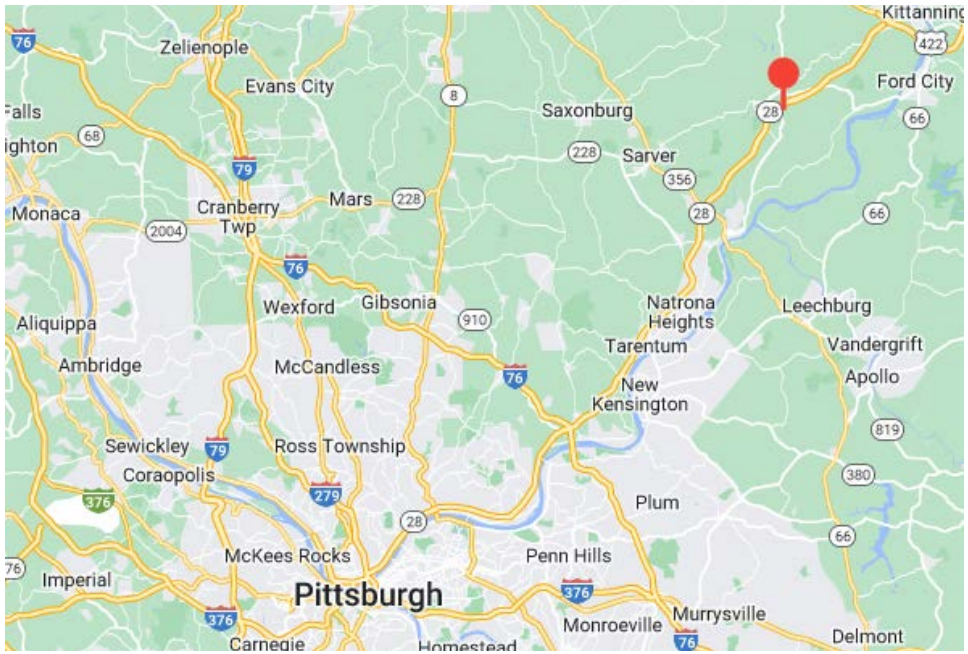

KEY DRIVE TIMES	DISTANTCE	TIME
PITTSBURGH	33.3 miles	35 minutes
KITTANNING	10.6 miles	16 minutes
NEW KENSINGTON	17.1 miles	24 minutes
BUTLER	35.4 miles	33 minutes

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