ALLEGHENY MANOR III

250 ALPHA DRIVE, PITTSBURGH, PA 15238

RIDC
O'HARA INDUSTRIAL PARK

HANNA
LANGHOLZ WILSON ELLIS

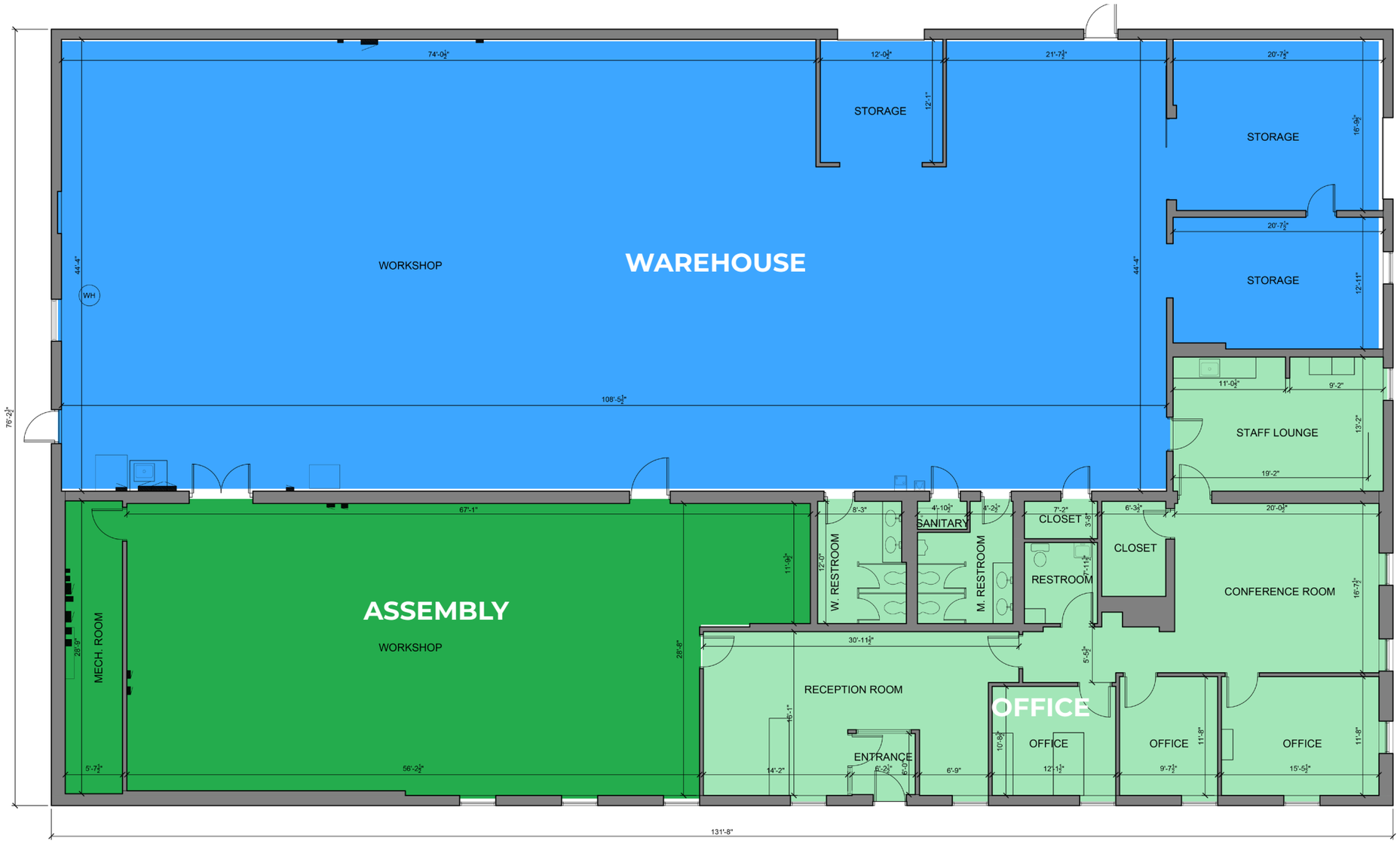
Allegheny Manor III

250 Alpha Drive, Pittsburgh, PA 15238

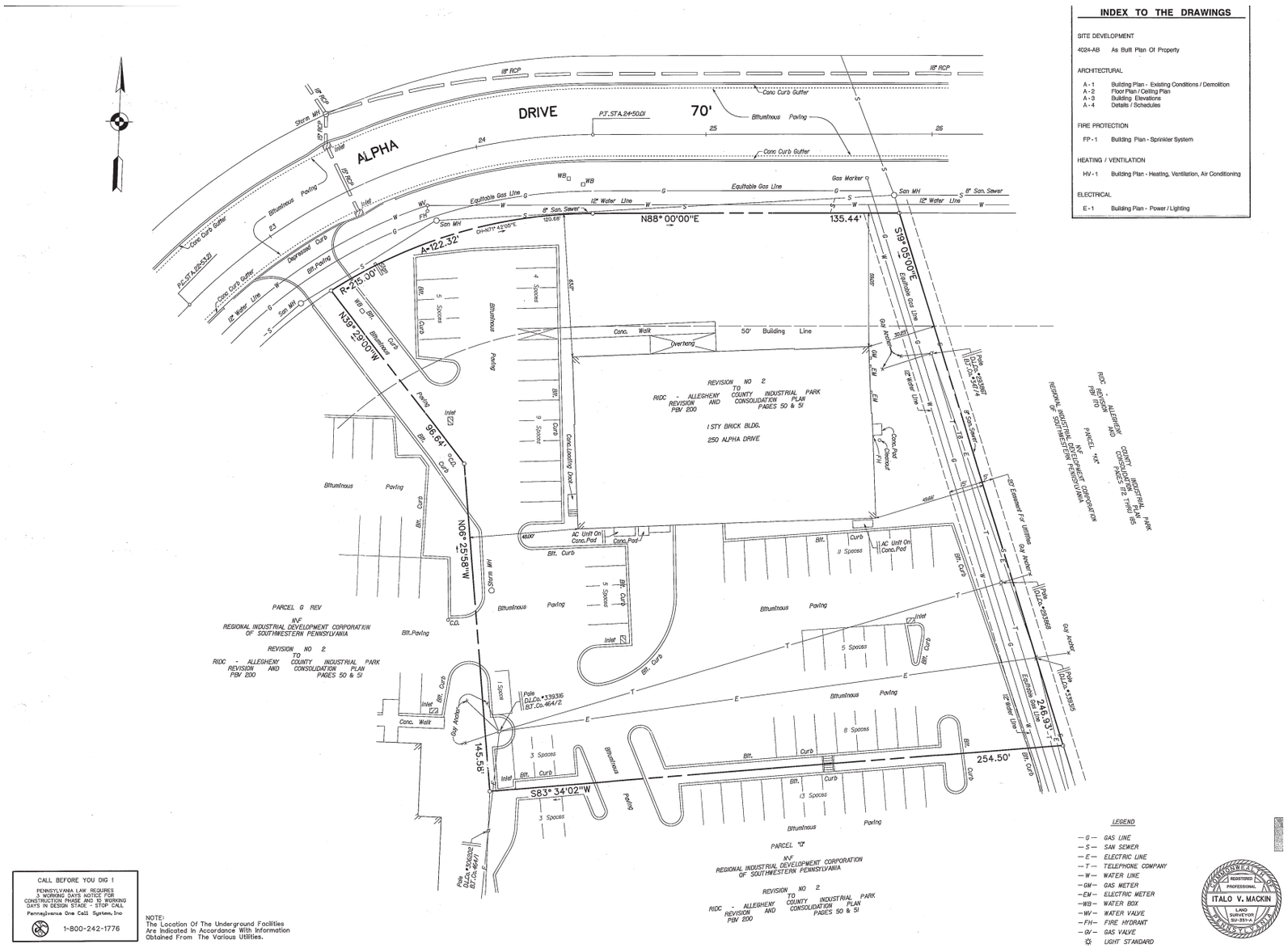
SF	9,624 SF free standing building • 2,074 SF office • 1,900 SF assembly area • 5,650 SF warehouse
Layout Features	• Reception area • 3 Private offices • Conference room • Staff lounge • 2 Full sets of restrooms, plus one unisex ADA restroom • March 1, 2022 availability
Power	240V, 3 phase
Sprinklered	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


WAREHOUSE
WORKSHOP
STORAGE
STORAGE
STORAGE
ASSEMBLY
WORKSHOP
MECH. ROOM
W. RESTROOM
M. RESTROOM
SANITARY
CLOSET
CLOSET
RESTROOM
STAFF LOUNGE
CONFERENCE ROOM
RECEPTION ROOM
ENTRANCE
OFFICE
OFFICE
OFFICE
OFFICE
74'-0½"
12'-0½"
21'-7½"
20'-7½"
16'-9½"
20'-7½"
12'-11"
44'-4"
108'-5½"
76'-2½"
67'-1"
11'-0½"
9'-2"
13'-2"
19'-2"
20'-0½"
16'-7½"
30'-11½"
28'-8"
56'-2½"
14'-2"
6'-9"
12'-1½"
9'-7½"
15'-5½"
11'-8"
131'-8"

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

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

CALL BEFORE YOU DIG !

PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING 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.

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ITALO V. MACKIN LAND SURVEYOR SU-351-A

RIDC O'HARA INDUSTRIAL PARK

HANNA LANGHOLZ WILSON ELLIS

Regional Amenities & Neighborhood

Food and Drink
NEW! Periwinkle's Bakery & Cafe, Chic-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

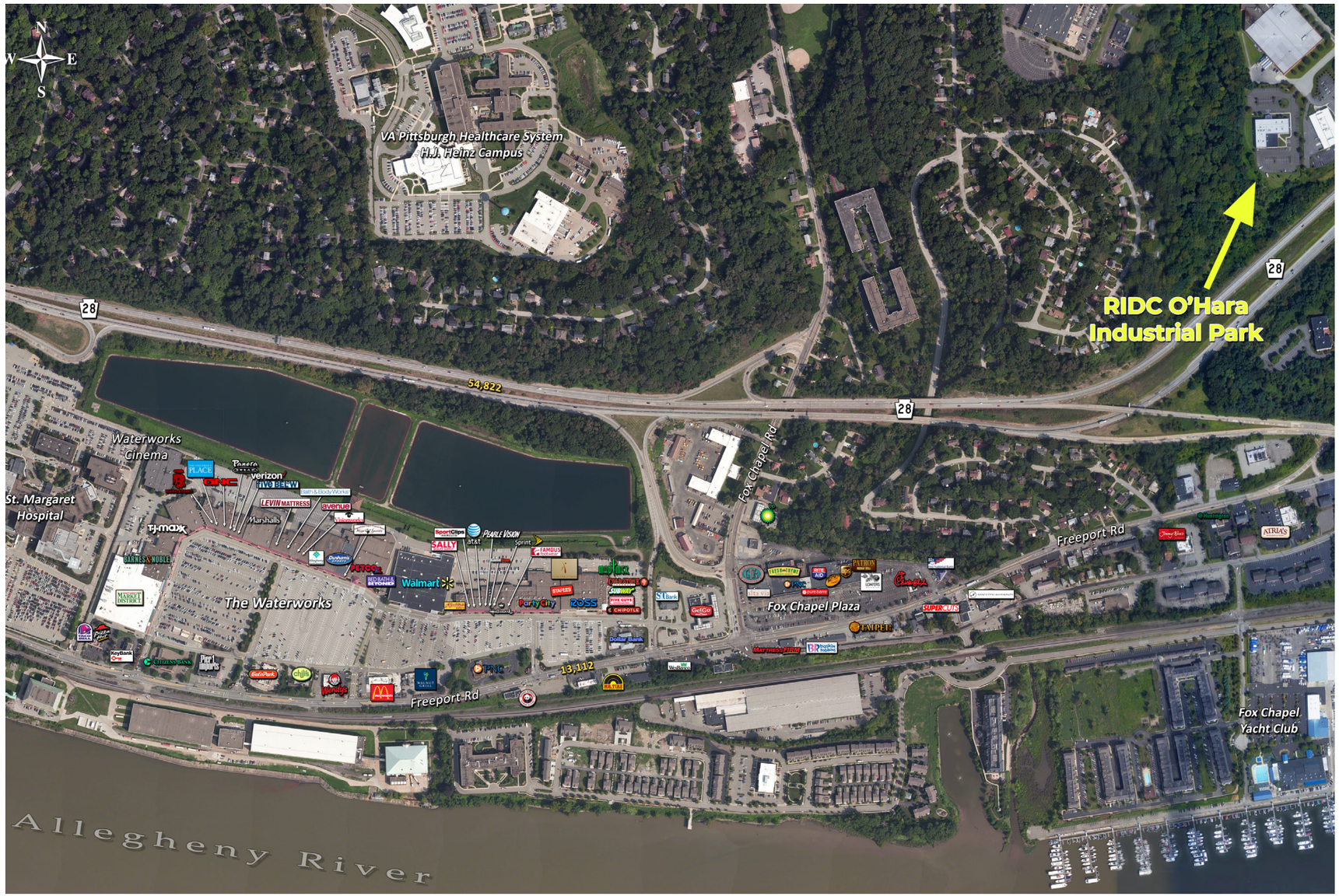
Financial
Huntington Bank, First National Bank, PNC Bank, S&T Bank, Dollar Bank, Wesbanco, Key Bank

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

Entertainment
Waterworks Cinemas, Zone 28, Thrill Water Sports



RIDC O'HARA INDUSTRIAL PARK

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