

ALLEGHENY MANOR II

240-2424 ALPHA DRIVE, PITTSBURGH, PA 15238



RIDC
O'HARA INDUSTRIAL PARK



HANNA
LANGHOLZ WILSON ELLIS

Allegheny Manor II

240-242 Alpha Drive, Pittsburgh, PA 15238

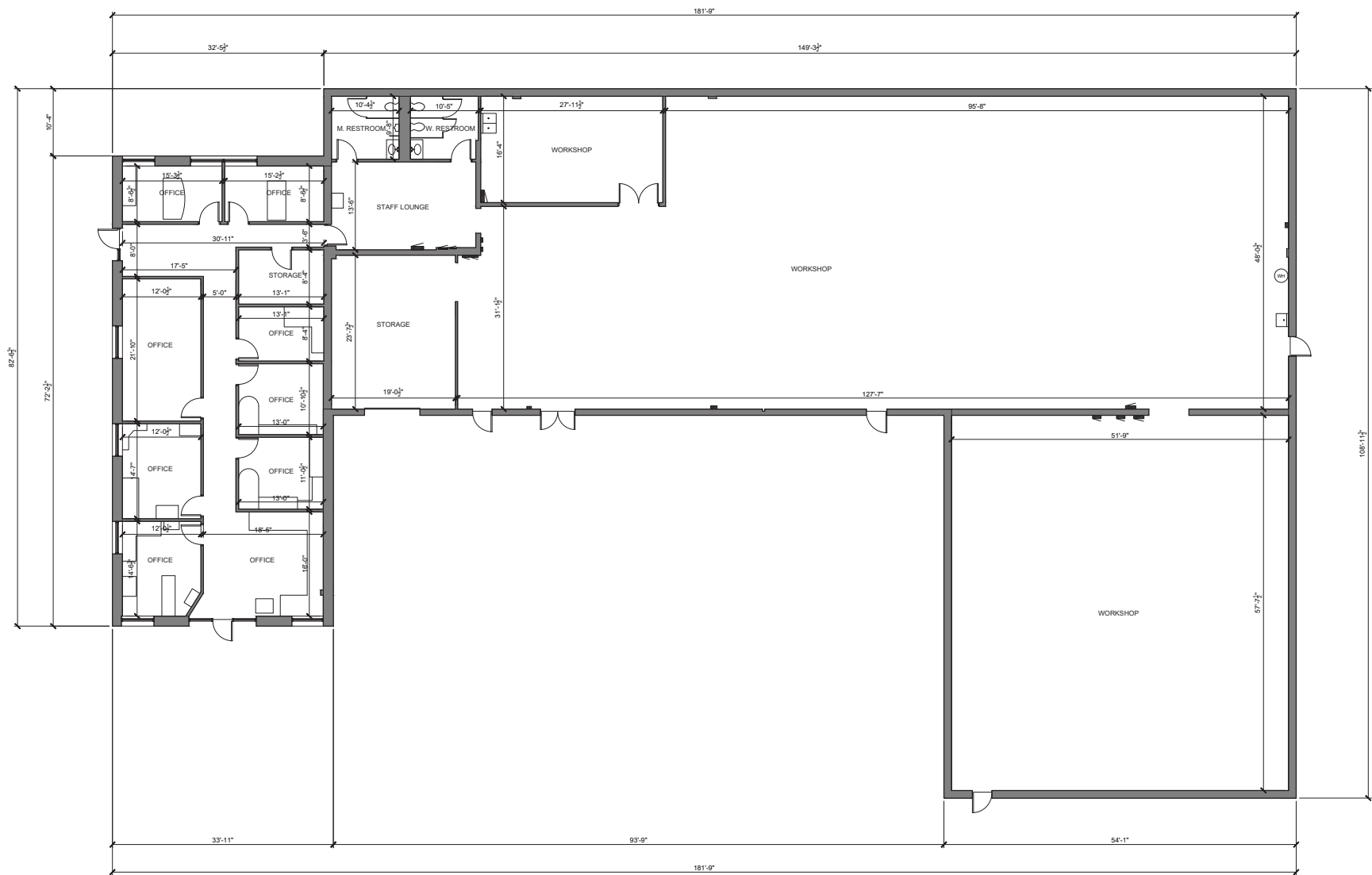
SF	12,311 SF <ul style="list-style-type: none"> • 3,200 SF office • 9,111 SF warehouse
Layout Features	<ul style="list-style-type: none"> • 8 Private offices • Staff lounge • Storage areas • 2 Full sets of restrooms • March 1, 2022 availability
Power	240V, 3 phase
Sprinklered	100% sprinklered
HVAC	Fully conditioned space with roof-top units
Loading	1, 8' x 8 tailgate door
Ceiling Heights	14' in warehouse; 7'- 11" in offices
Parking	33 parking space allocation (2.69:1,000 RSF)



Dock Access and Parking



Floor Plan



1st Floor Usable 12,311 sf

Scale: 1/8" = 1'-0"

Site Plan

[illegible]

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

<u>Parking Spaces Provided</u>	
Parking Spaces	83
Handicap Spaces	2
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Total Parking Spaces = 85	

ZONING: "SM" SUBURBAN MANUFACTURING DISTRICT

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

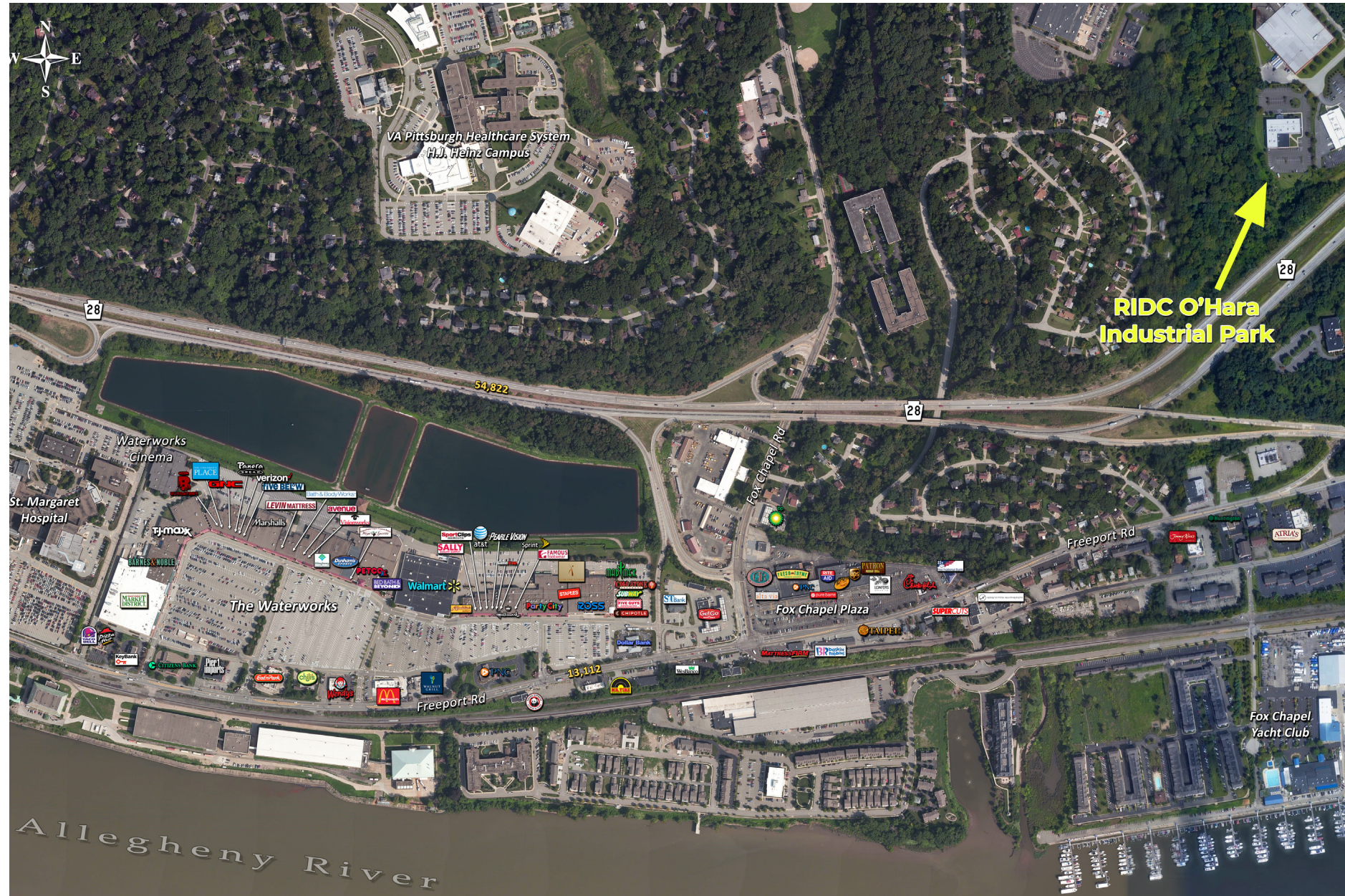
GetGo Gas Station and WetGo Car Wash, Rite Aid, BP, Sunoco, Dollar General

Big Box Retailers

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

Entertainment

Waterworks Cinemas, Zone 28, Thrill Water Sports



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