

DELTA MANOR

135-141 DELTA DRIVE, PITTSBURGH, PA 15238



RIDC
O'HARA INDUSTRIAL PARK



HANNA
LANGHOLZ WILSON ELLIS

Delta Manor

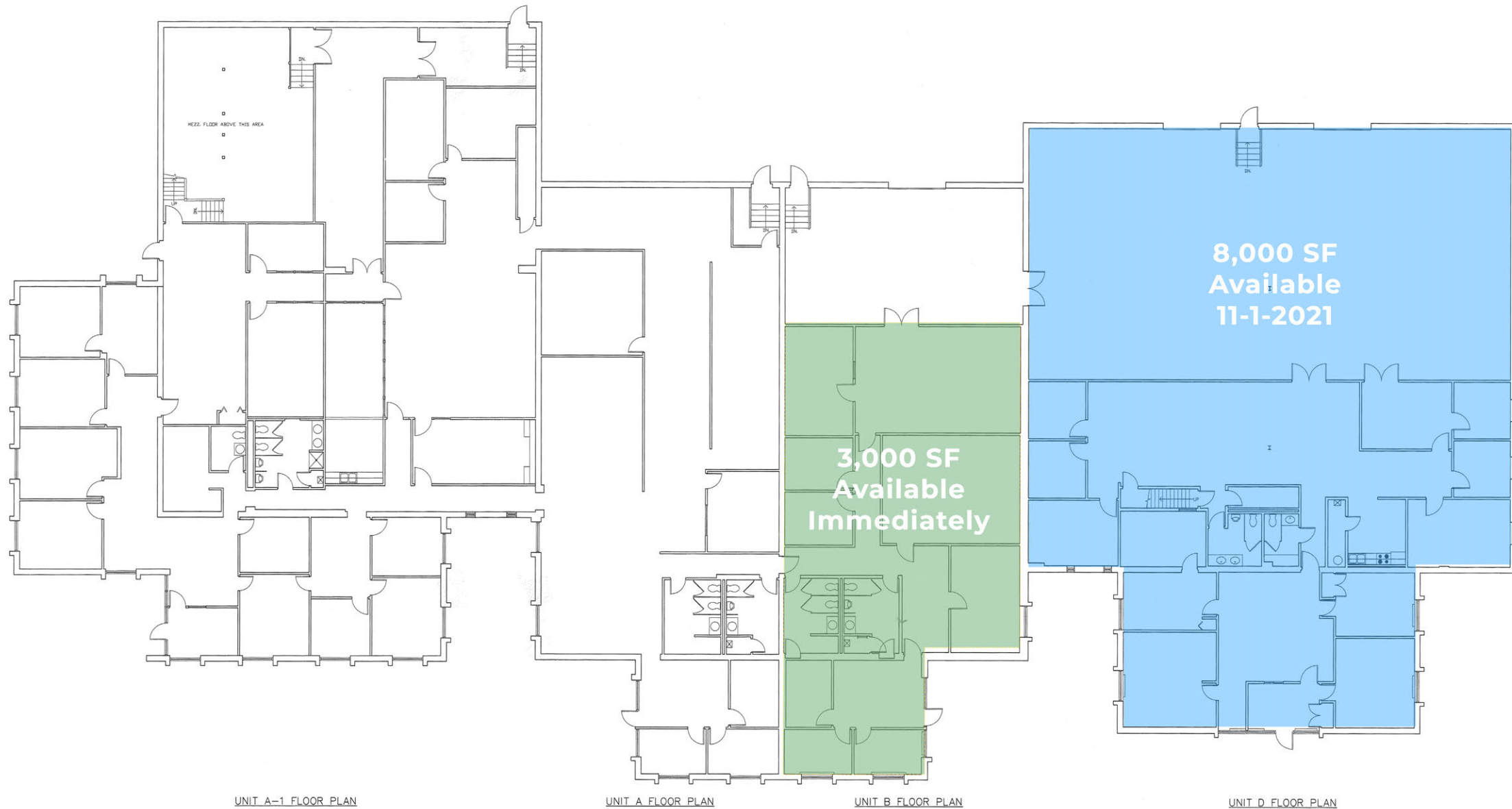
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SF	11,000 Total SF
Available Suites	<div><div>139 Delta Drive<ul style="list-style-type: none">• 3,000 SF Office• Reception area• 6 private offices• 2 conference rooms• 2 full sets of restrooms• Immediate availability</div><div>141 Delta Drive<ul style="list-style-type: none">• 8,000 SF Office/Warehouse• 4,200 SF Office/Light Assembly• 3,800 SF Warehouse• Warehouse configuration can be expanded• Several private offices• Kitchenette• 2 Dock-high doors (10' x 8')• Fully conditioned space• Available 11/1/21</div></div>
Power	480V, 3 phase
HVAC	1 Roof-top unit (2016); thru-wall A/C and gas-fired space heaters in warehouse
Ceiling Heights	16' 4" in warehouse; 8'2" in offices
Parking	71 +/- parking spaces (2.96:1,000 RSF)





Floor Plan





Regional Amenities & Neighborhood

Food and Drink

Chick-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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