



RIDC O'HARA INDUSTRIAL PARK • DELTA D

FLEX BUILDING FOR SALE OR LEASE

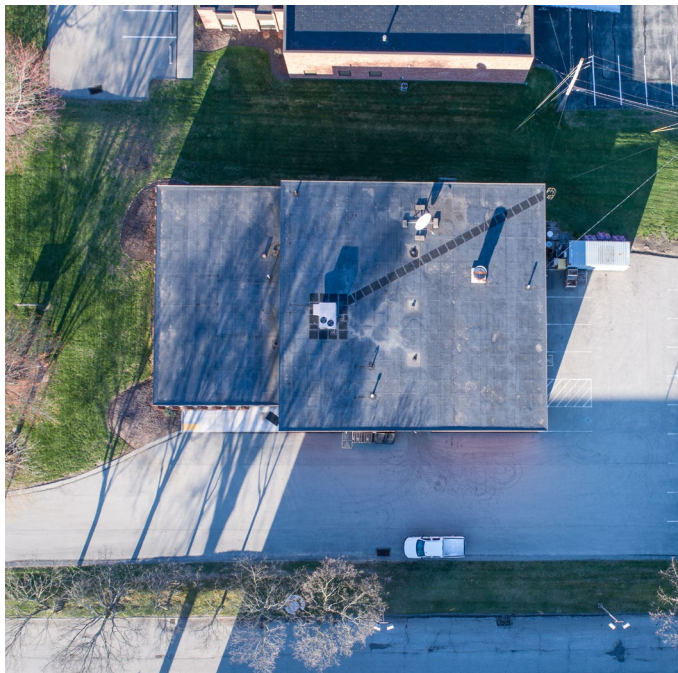
145 DELTA DRIVE, PITTSBURGH, PA 15238

ASKING PRICE: \$1.45M

DELTA D



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SF	8,808 Total SF
Available Suites	<ul style="list-style-type: none"> • 8,808 SF free-standing building • 2,652 SF office • 6,156 SF warehouse • 3,438 SF mezzanine (not included in RSF) • Reception area • 1 Private office • Open office areas • Warehouse lunchroom, shipping office and conference/training room • 2 Full sets of restrooms, plus one shop restroom with eyewash station • ½ Ton freight lift to mezzanine
Power	800 amp 120/208 V
Sprinklers	70% sprinklered (warehouse only)
Access	1, 12' x 14' drive-in door (electric)
HVAC	Gas-fired roof-top units and gas-fired space heaters in warehouse
Ceiling Heights	16'9" in warehouse for 2,718 SF; 7'11" under mezzanine
Parking	16 parking spaces (1.82:1 RSF)

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HANNA COMMERCIAL REAL ESTATE
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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 Commercial Real Estate 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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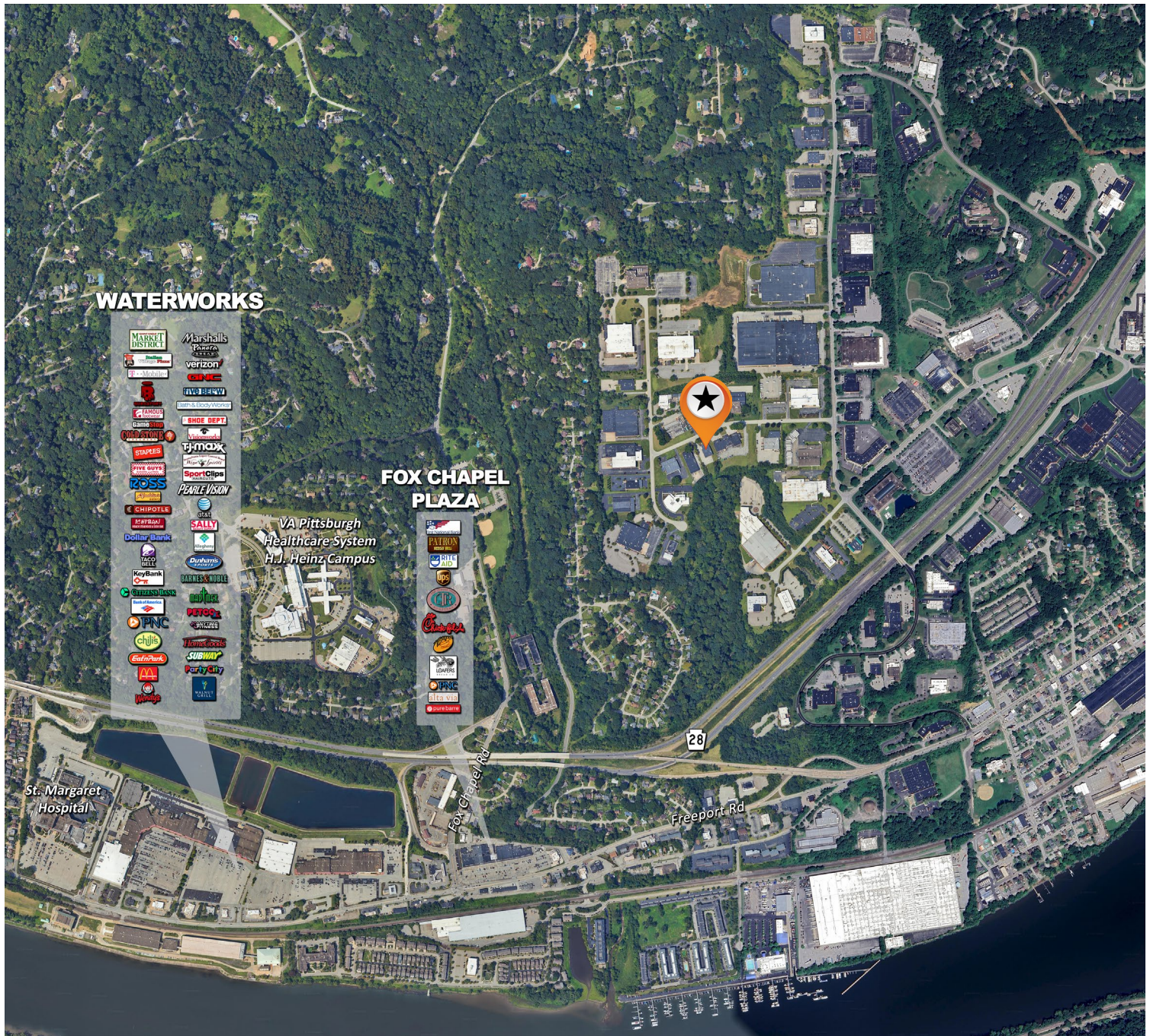
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