

DELTA D

145 DELTA DRIVE, PITTSBURGH, PA 15238



RIDC

O'HARA INDUSTRIAL PARK



HANNA

LANGHOLZ WILSON ELLIS

Delta D

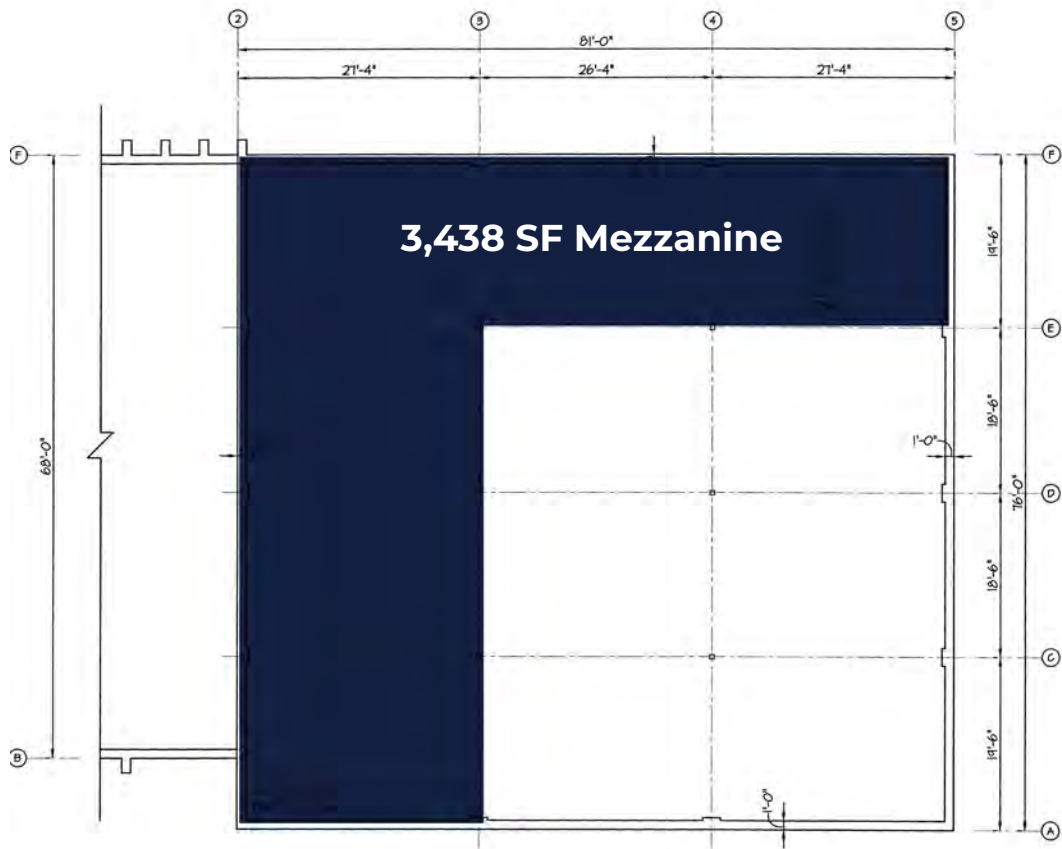
145 Delta Drive, Pittsburgh, PA 15238


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)

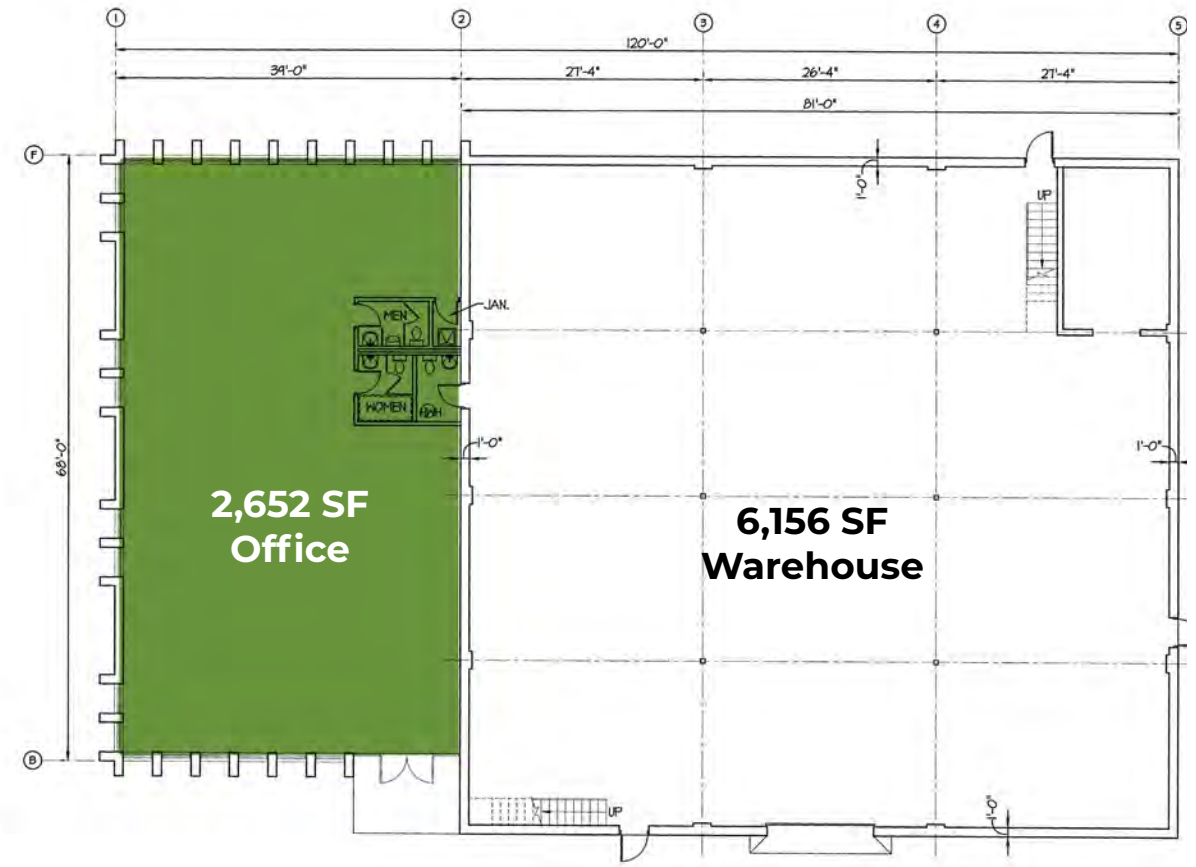




Floor Plan



 **MEZZANINE FLOOR PLAN**
1/8"=1'-0"



 **FIRST FLOOR PLAN**
1/8"=1'-0"



Regional Amenities & Neighborhood

Food and Drink

NEW! Periwinkle's Bakery & Cafe, 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

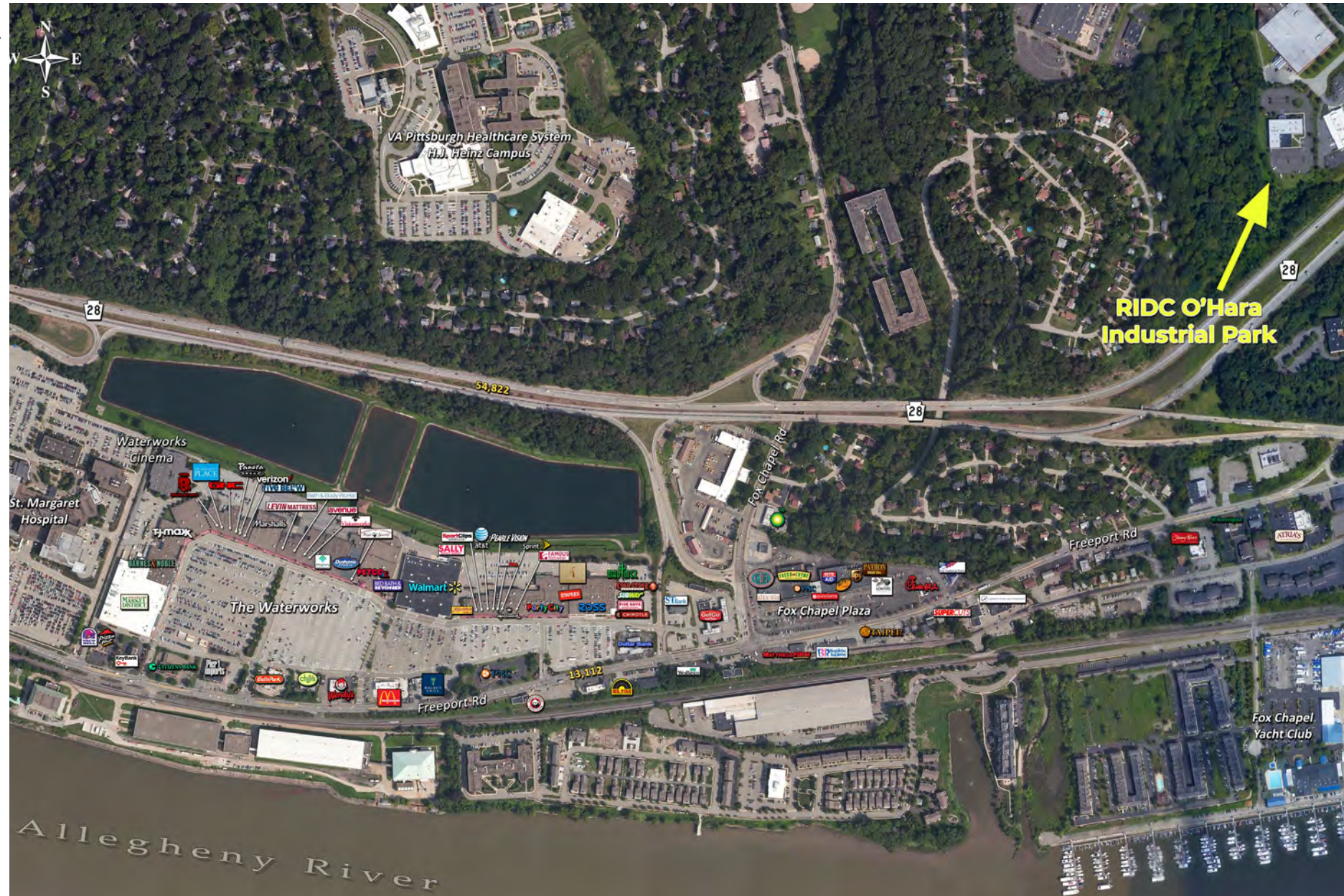
GetGo Gas Station and WetGo Car Wash, Rite Aid, BP, Sunoco, Dollar General

Big Box Retailers

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

Entertainment

Waterworks Cinemas, Zone 28, Thrill Water Sports



GARY S. WILSON, SIOR
PRINCIPAL
gwilson@HannaLWE.com

MICHAEL CONNOR
ASSOCIATE
mconnor@HannaLWE.com

SANDY CIKOVIC
VICE PRESIDENT
scikovic@HannaLWE.com



One PPG Place | Suite 1640 | Pittsburgh, PA 15222
P 412.261.2200 F 412.261.2075
HannaLWE.com