

INDUSTRIAL FOR SALE

150 GAMMA DR

150 GAMMA DRIVE, PITTSBURGH, PA 15238



FOR SALE

KW COMMERCIAL - GLOBAL

1221 South MoPac Expressway
Austin, TX 78746



Each Office Independently Owned and Operated

PRESENTED BY:

TIM FITZGERALD

Commercial Sales
O: (724) 816-4196
C: (724) 816-4196
timfitz225@kw.com
RS346840, PA

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EXECUTIVE SUMMARY

150 GAMMA DRIVE



OFFERING SUMMARY

PRICE:	\$7,900,000
BUILDING SF:	79,000
PRICE / SF:	\$100
NOI:	
CAP RATE:	
OCCUPANCY:	90 Days
LOT SIZE:	6.56 Acres
PRICE / ACRE:	\$1,204,268
POWER:	3 phase-208 v /300 KVA and 240V-750 KVA
RAIL ACCESS:	N/A
TRUCK DOOR:	4
WAREHOUSE SF:	68114
YARD:	Approx 4 acres

PROPERTY OVERVIEW

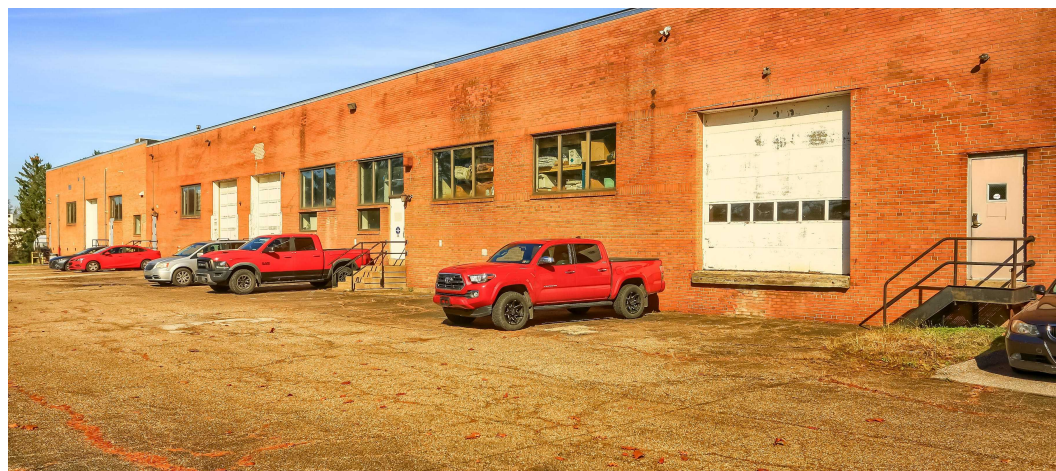
Well built, brick and block 79,000 square foot building with newer EPDM roof and many updates including 30 skylights through out the facility for more natural lighting-Larger front windows allow for more natural lighting in the office areas as well-LED lighting throughout building, Fully functional Cafe with commercial kitchen and separate entrance is a great amenity for your employees plus there are 3 separate break rooms in the facility. GMP-Good Manufacturing Practice clean room processing area with multiple storage areas. High ceilings (18 ft in many area) throughout building. 3 phase electric service with transformer box in rear and 2 separate services. Currently several larger spaces are set up for R&D. Warehouse area has a 5 ton crane for heavier equipment. If you are looking to take your business to the next level in a high demand area this is your opportunity! If this is too much space-it can be easily subdivided out and you can lease out the space that you dont need. Zoned -SM-Suburban Manufacturing by Ohara Twp.-there are many uses that will work in this space! Contact me directly for a private tour of the facility.

PROPERTY HIGHLIGHTS

- +/- 79000 SF
- Over 6 acres of level property
- GMP-Clean room processing area
- Fully functioning Cafe with commercial kitchen
- New EPDM roof
- 2 electrical services-3 phase transformer
- Can be reconfigured for larger or smaller spaces.
- Easy access to major highways
- Highly developed area

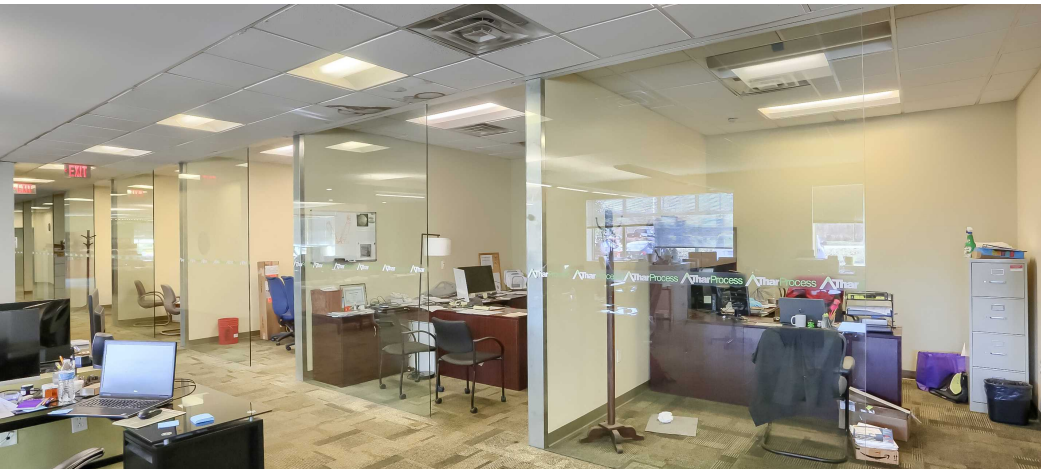
PROPERTY PHOTOS

150 GAMMA DRIVE



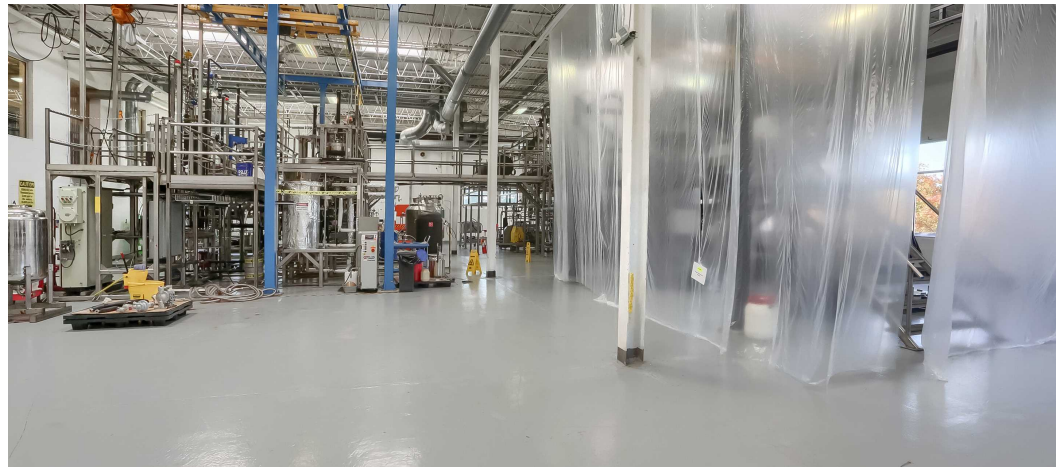
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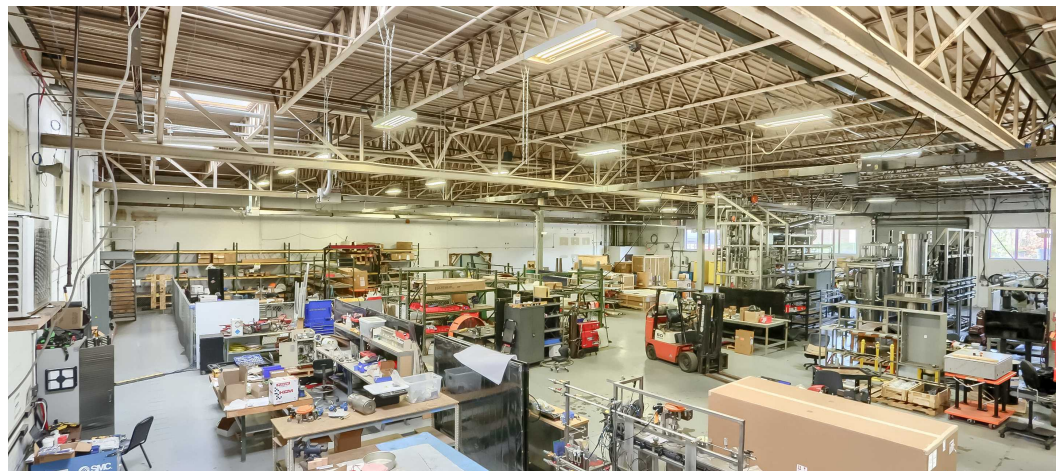
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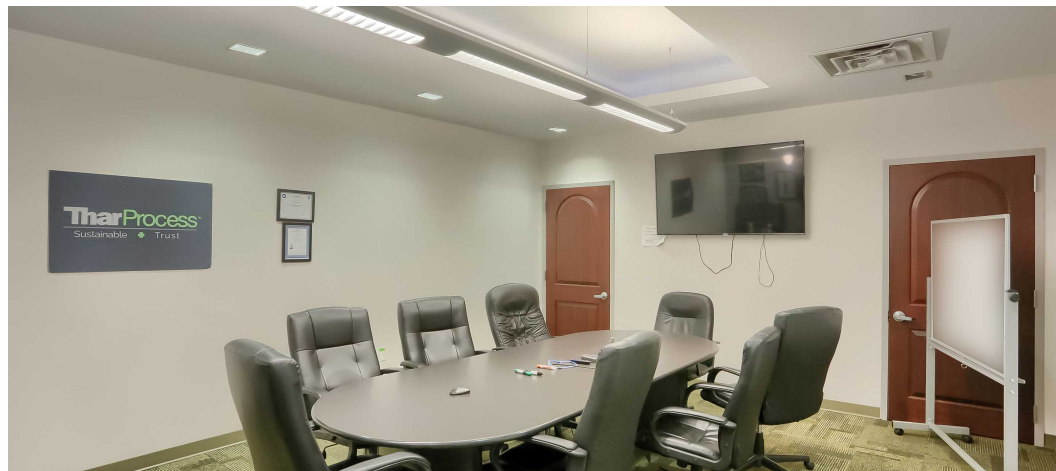
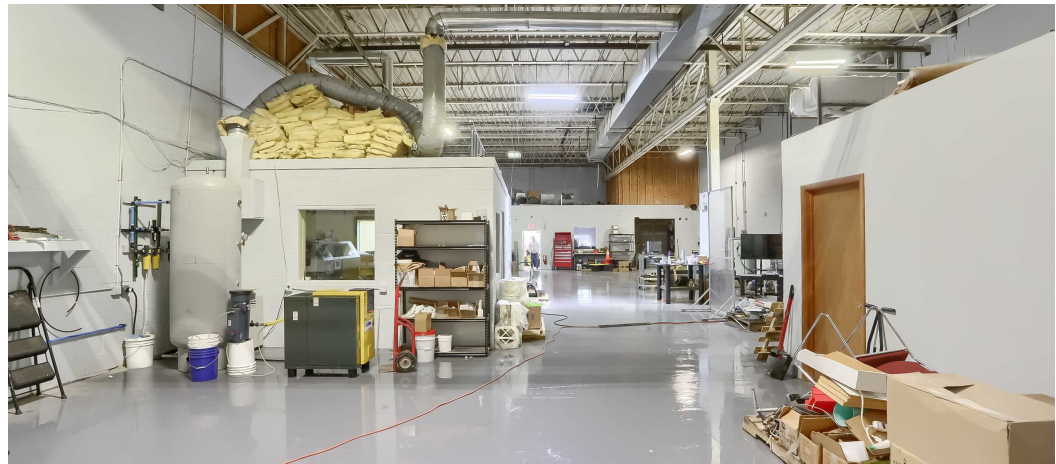
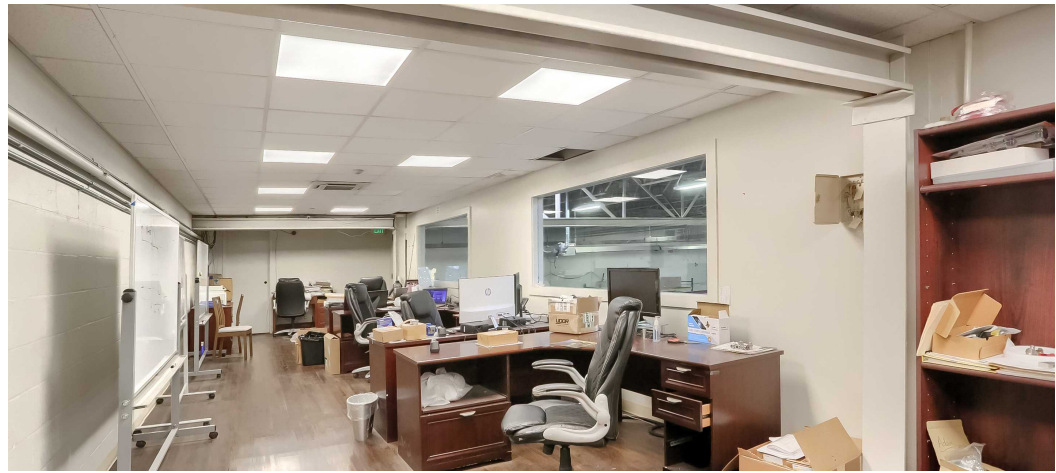
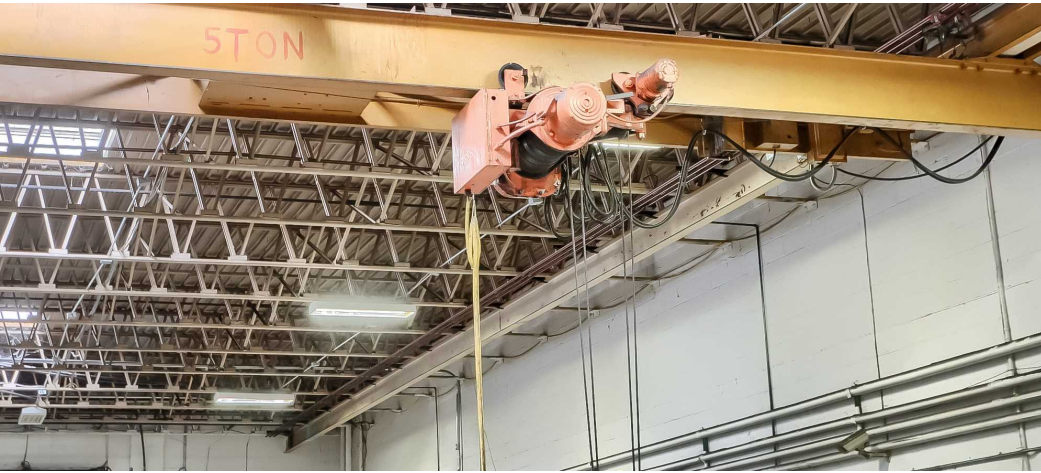
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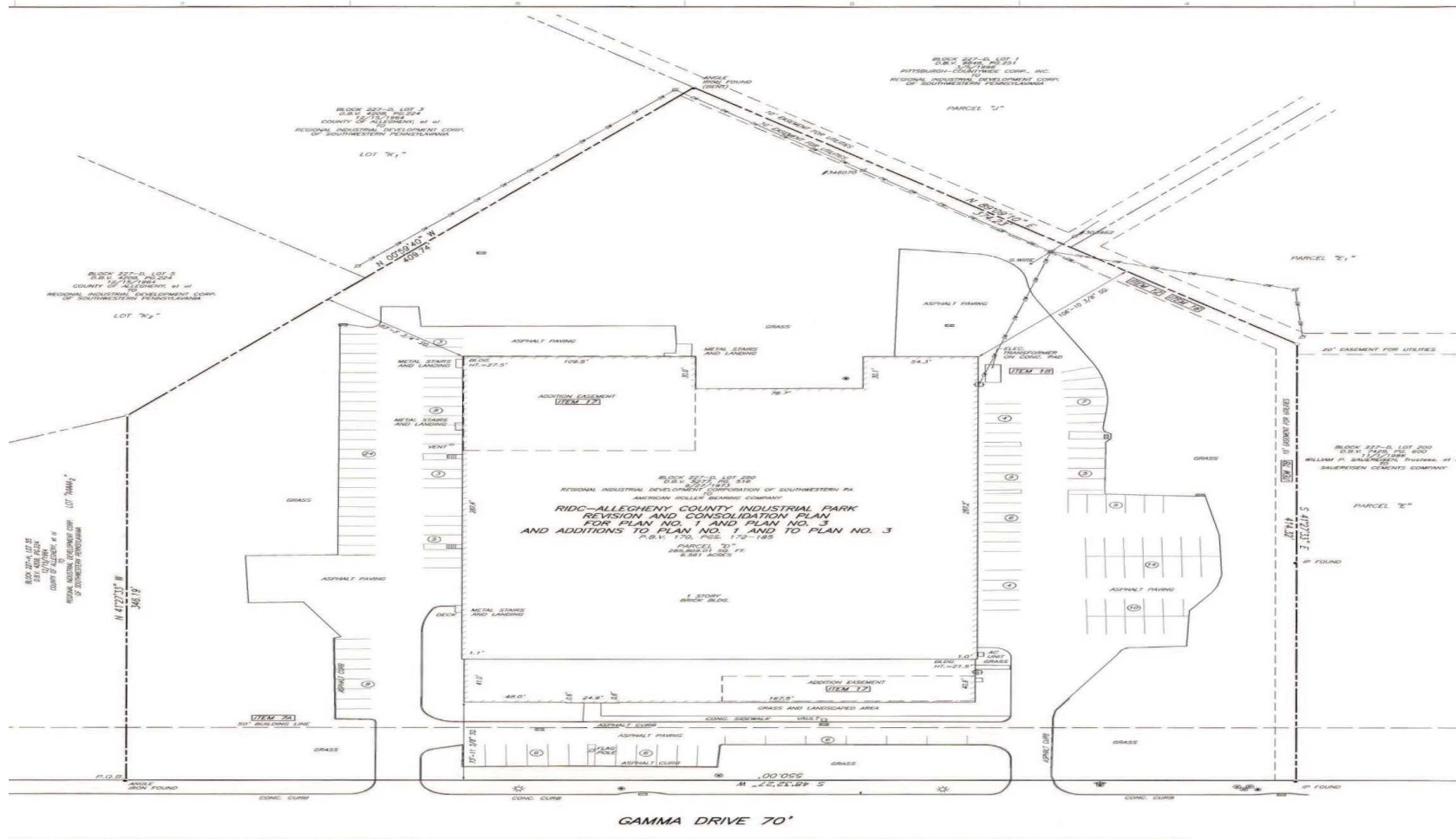
PROPERTY PHOTOS

150 GAMMA DRIVE



PARCEL MAP

150 GAMMA DRIVE



CHICAGO

The following items are exceptions unless otherwise indicated on the accompanying plat:

1. All matters set forth in the RIDC-ALLEGHENY COUNTY INDUSTRIAL PARK REVISION AND CONSOLIDATION PLAN FOR PLAN NO. 1 AND PLAN NO. 3 and ADDITIONS TO PLAN NO. 1 AND TO PLAN NO. 3.
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PROG

SECTION of a point in the northern part of the RIDC-ALLEGHENY COUNTY INDUSTRIAL PARK REVISION AND CONSOLIDATION PLAN FOR PLAN NO. 1 AND PLAN NO. 3 and ADDITIONS TO PLAN NO. 1 AND TO PLAN NO. 3.

NOTES:

1. PROPERTY IS LOCATED IN RECORD FOR RIDC-ALLEGHENY COUNTY INDUSTRIAL PARK REVISION AND CONSOLIDATION PLAN FOR PLAN NO. 1 AND PLAN NO. 3 AND ADDITIONS TO PLAN NO. 1 AND TO PLAN NO. 3.
2. THERE ARE 128 PARKING SPACES.

SURVEY

For: The Pennsylvania Ave. East

DATE: June 8, 2010

Surveyor: R. Brundage, P.E. License No. 00-057770-E

1. 3' SHOWN AT ALL CORNERS AND INTERSECTIONS.
 2. ALL DIMENSIONS ARE TO THE CENTER OF THE CURB UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO THE CENTER OF THE CURB UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO THE CENTER OF THE CURB UNLESS OTHERWISE NOTED.
 5. ALL DIMENSIONS ARE TO THE CENTER OF THE CURB UNLESS OTHERWISE NOTED.

SITE PLAN

150 GAMMA DRIVE



DESMONE & ASSOCIATES ARCHITECTS

ONE DOUGLASS SQUARE 3400 BUTLER STREET
PITTSBURGH, PENNSYLVANIA 15201 - 1313
TEL: 412.483.3300 FAX: 412.483.3338

www.desmone.com

Renovations of
Ambar Falcon Property
150 Gamma Drive
Pittsburgh, Pennsylvania 15238

SEAL:



REVISIONS:
 ▲ 08-23-2011 Interior Revisions
 ▲
 ▲
 DATE: 06.15.2011
 PROJECT NUMBER: 3244
 OWNER/CLIENT: Ambar Falcon Property

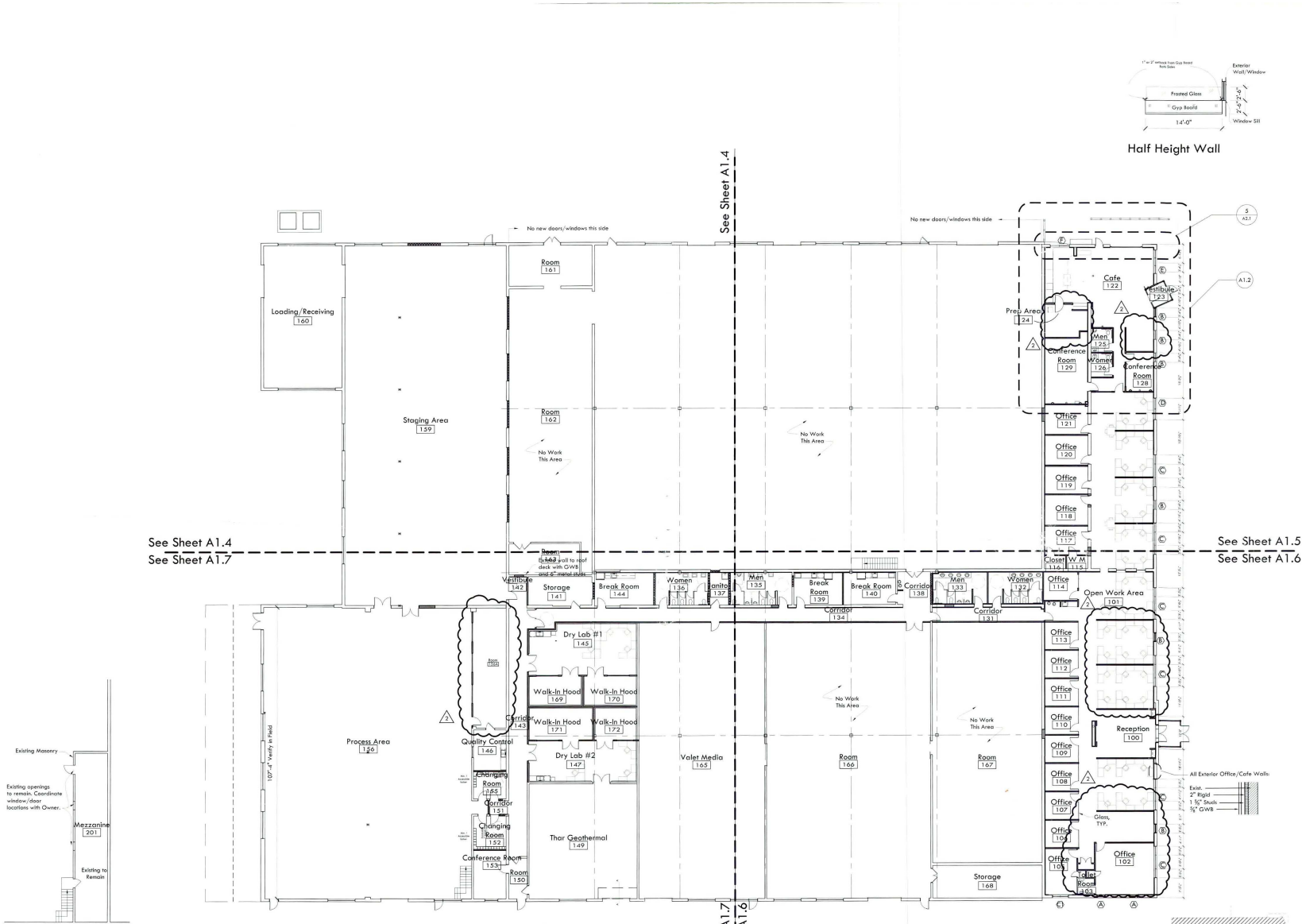
DRAWING TITLE:
Comprehensive Floor Plan

SCALE: 1/16" = 1'-0"

SHEET NUMBER:

A1.1

© DESMONE & ASSOCIATES ARCHITECTS 2



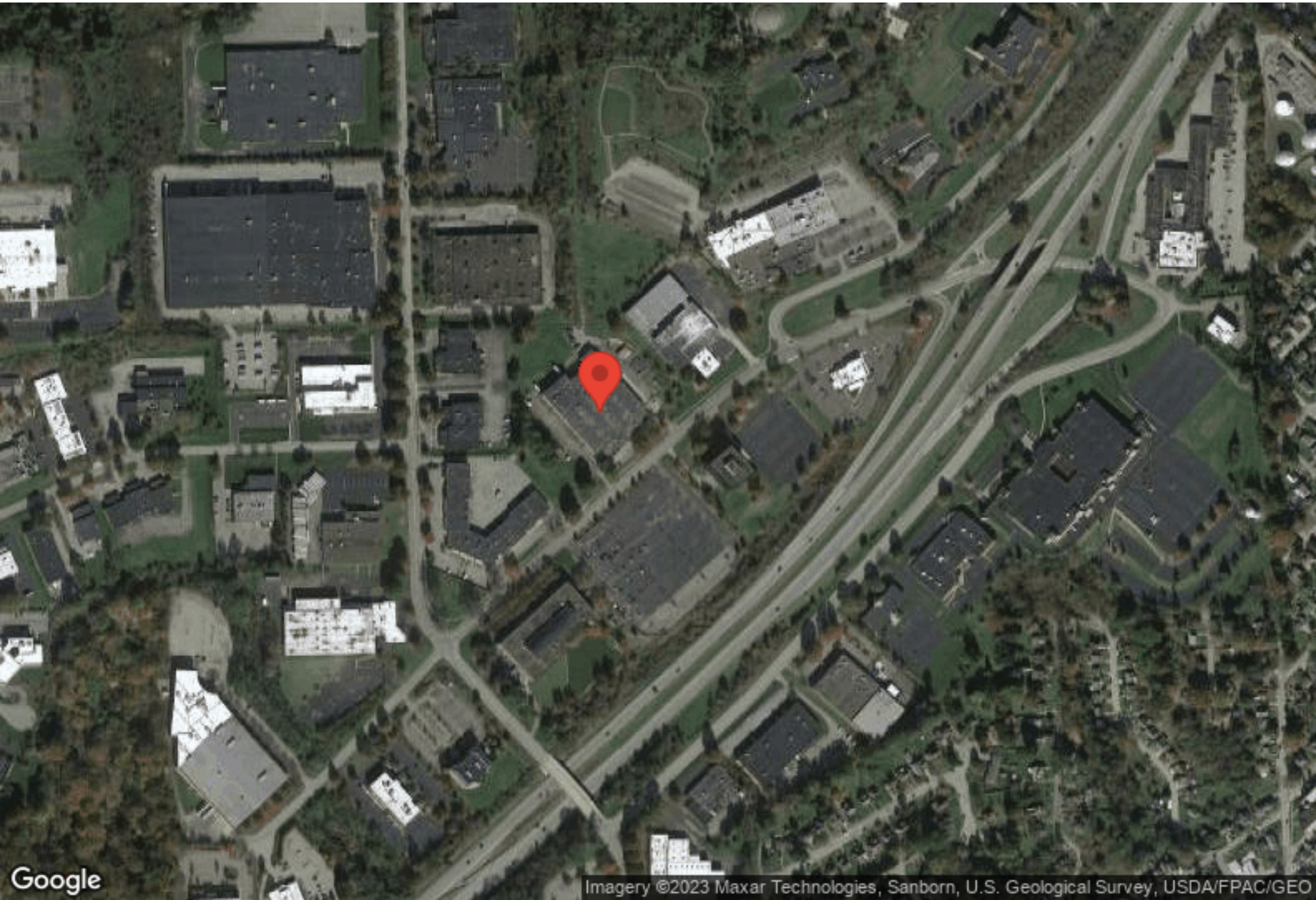
2 Mezzanine Plan
1/16" = 1'-0"

1 Proposed Floor Plan - Revision 6-
1/16" = 1'-0"

Key Plan

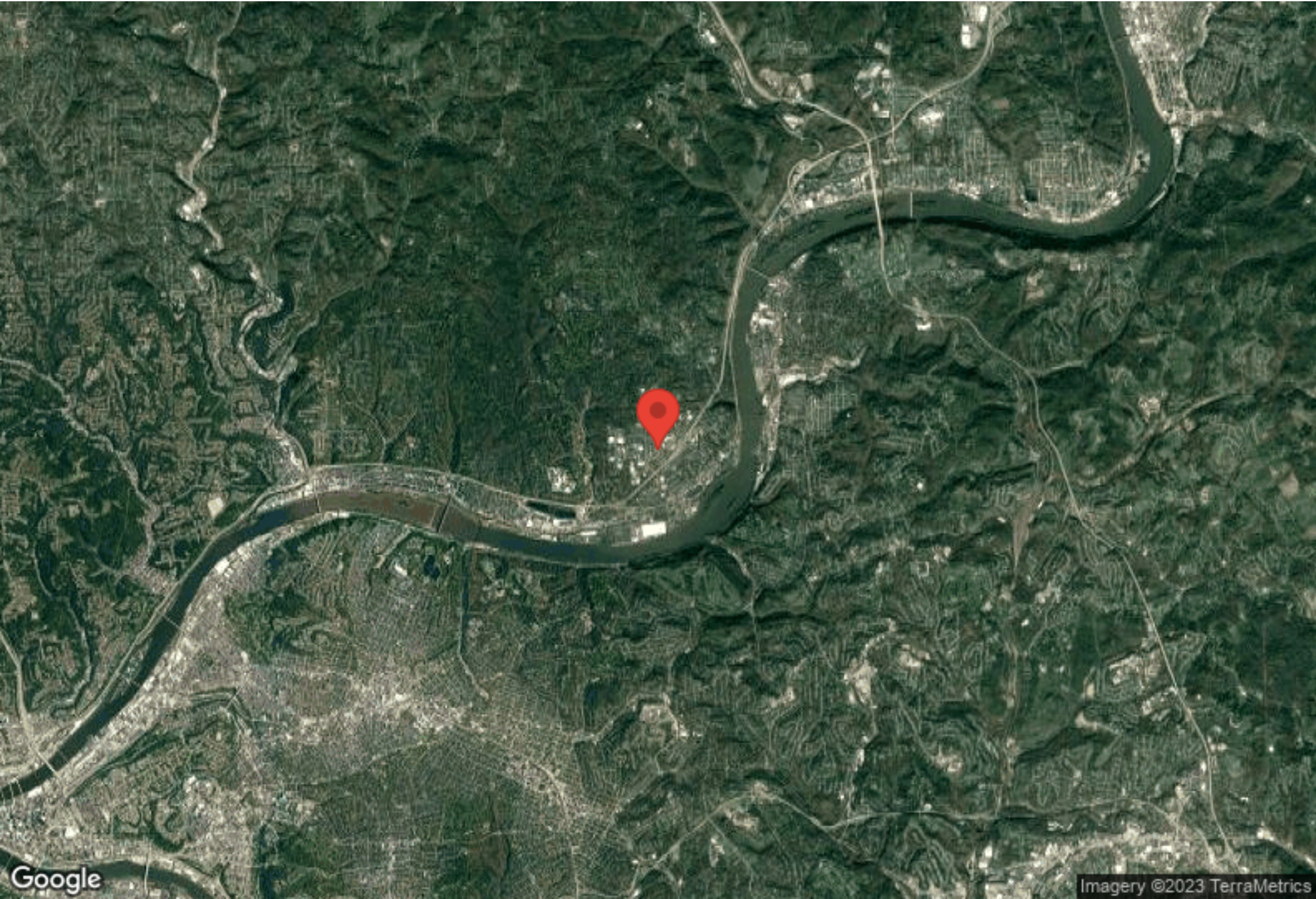
AERIAL MAP

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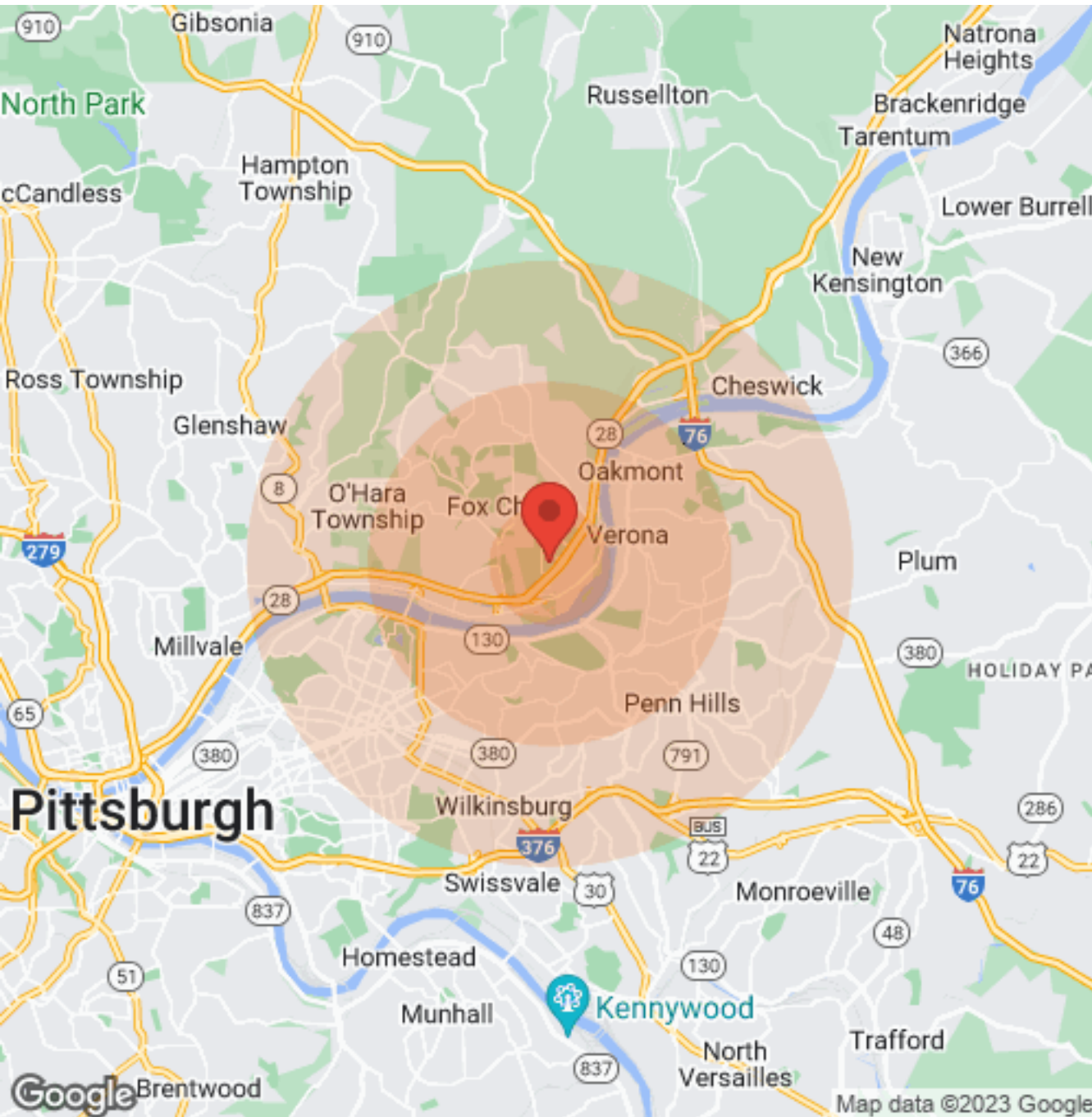
REGIONAL MAP

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DEMOGRAPHICS

150 GAMMA DRIVE



Population	1 Mile	3 Miles	5 Miles
Male	2,158	23,409	88,370
Female	2,181	26,104	100,155
Total Population	4,339	49,513	188,525

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	570	7,960	29,044
Ages 15-24	529	6,408	21,302
Ages 25-54	1,496	17,910	75,868
Ages 55-64	691	7,013	26,279
Ages 65+	1,053	10,222	36,032

Race	1 Mile	3 Miles	5 Miles
White	4,118	35,722	128,003
Black	16	12,393	53,247
Am In/AK Nat	N/A	6	24
Hawaiian	N/A	N/A	2
Hispanic	9	455	2,059
Multi-Racial	58	1,278	5,776

Income	1 Mile	3 Miles	5 Miles
Median	\$70,384	\$47,645	\$42,945
< \$15,000	177	2,438	13,525
\$15,000-\$24,999	255	2,429	12,098
\$25,000-\$34,999	201	2,655	10,457
\$35,000-\$49,999	322	3,384	12,256
\$50,000-\$74,999	317	3,829	14,917
\$75,000-\$99,999	243	2,318	9,125
\$100,000-\$149,999	298	2,143	8,209
\$150,000-\$199,999	115	904	2,991
> \$200,000	160	1,653	4,111

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,382	24,406	100,597
Occupied	2,200	22,052	89,994
Owner Occupied	1,433	15,123	51,822
Renter Occupied	767	6,929	38,172
Vacant	182	2,354	10,603