

IMPERIAL BUSINESS PARK

7,500 SF Warehouse/Distribution Space Available

402 High Tech Drive, North Fayette Township, Allegheny County,
Oakdale, PA 15071



Available April 1, 2025



PROPERTY FEATURES:

- ◆ 7,500 SF total available
 - ◆ 6,000 SF Warehouse
 - ◆ 1,500 SF Office
- ◆ Extra office/storage space upstairs not included in the 7,500 SF
- ◆ 4 Dock Doors
- ◆ 22' Clear Ceiling Height
- ◆ Visibility from Route 22/30
- ◆ Ample Free Parking

LEASE RATE:

- ◆ \$12.25/SF Industrial Gross
- ◆ Includes base year for real estate taxes, insurance, and CAM
- ◆ Tenant pays utilities / janitorial / R&M



Owned & Managed



Louis V. Oliva, CCIM, SIOR Executive Managing Director 412.434.1053 loliva@ngkf.com

Anthony Oliva, Associate, 412.434.1073 anthony.oliva@nmrk.com

210 Sixth Avenue, Suite 600, Pittsburgh, PA 15222 412.281.0100 www.ngkf.com

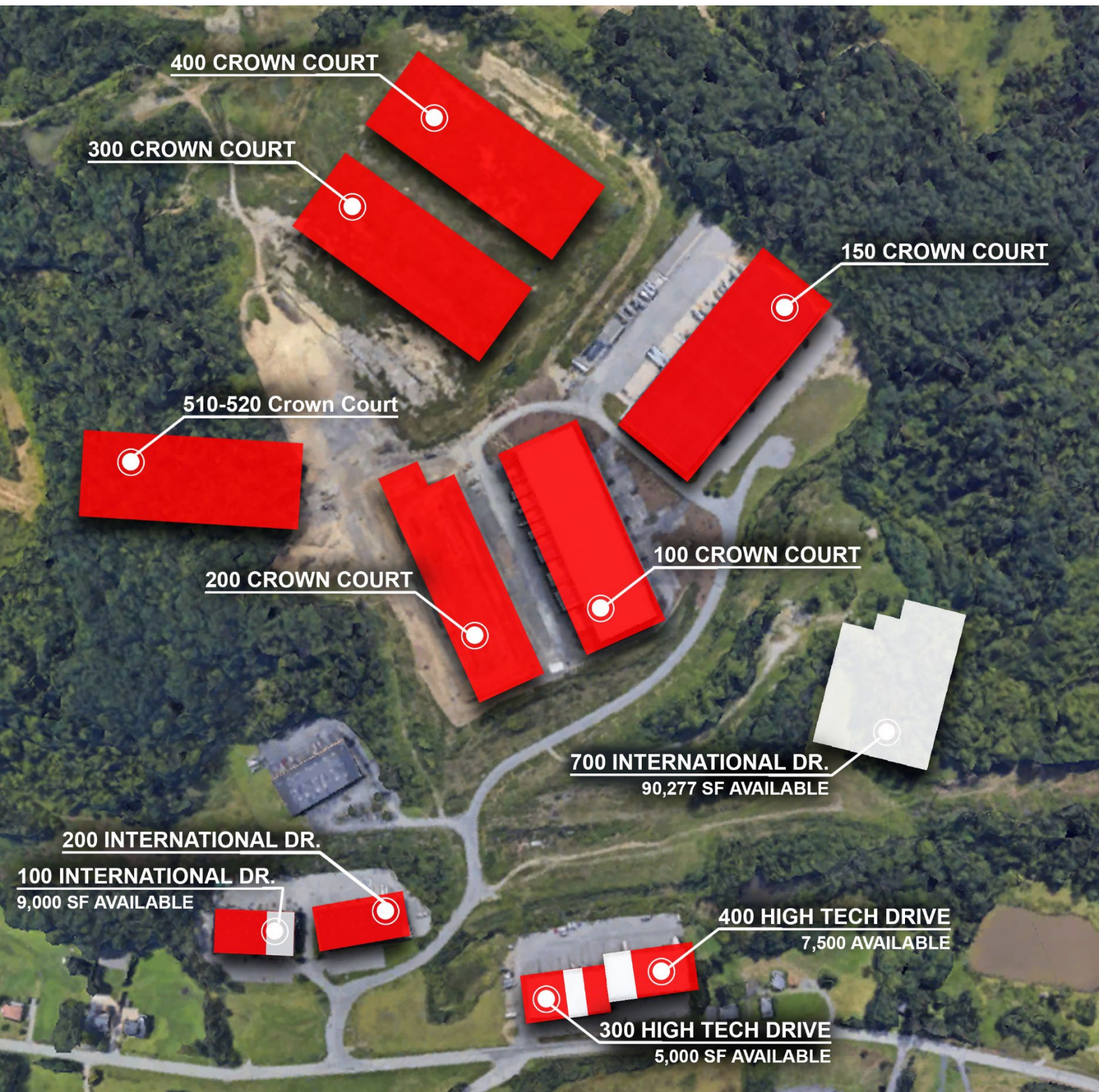
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NEWMARK

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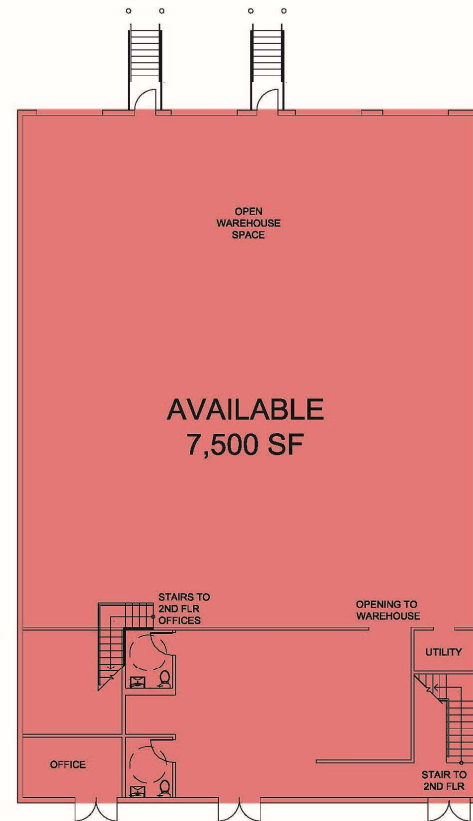
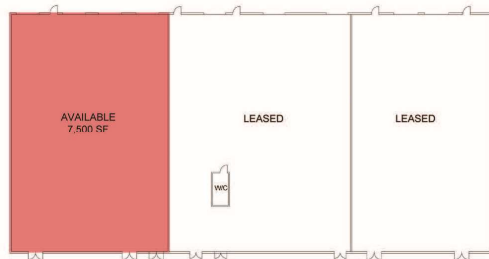


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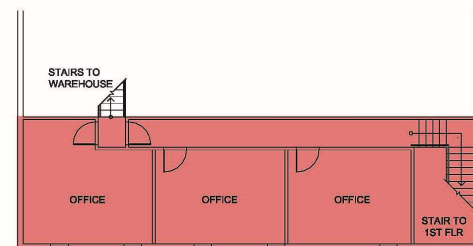


AVAILABLE
SUITE 402 - 7,500 SF
400 HIGH TECH DRIVE
OAKDALE, PA

KEY PLAN:



FIRST FLOOR



SECOND FLOOR

NEWMARK

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