



Office/Showroom/Warehouse Space

NOW LEASING

140 Pennsylvania Avenue - Building #4
Oakmont PA 15139

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PROPERTY HIGHLIGHTS

FEATURES:

- Ceiling Height: 26' Peak | 16' to sides
- One Drive-In Door | Two Loading Docks
- Kitchen/Break Area/Four Private Offices, Showroom, Large Training Area
- Security System
- Zoned: I (Industrial)
- Electric: Three Phase (208/120 Volt)
- Abundant parking in paved parking lot (21,780 sf)
- Located in the heart of Oakmont business district and minutes from Route 28 North & PA Turnpike

BUILDING SIZE:

20,074 +/- Square Feet

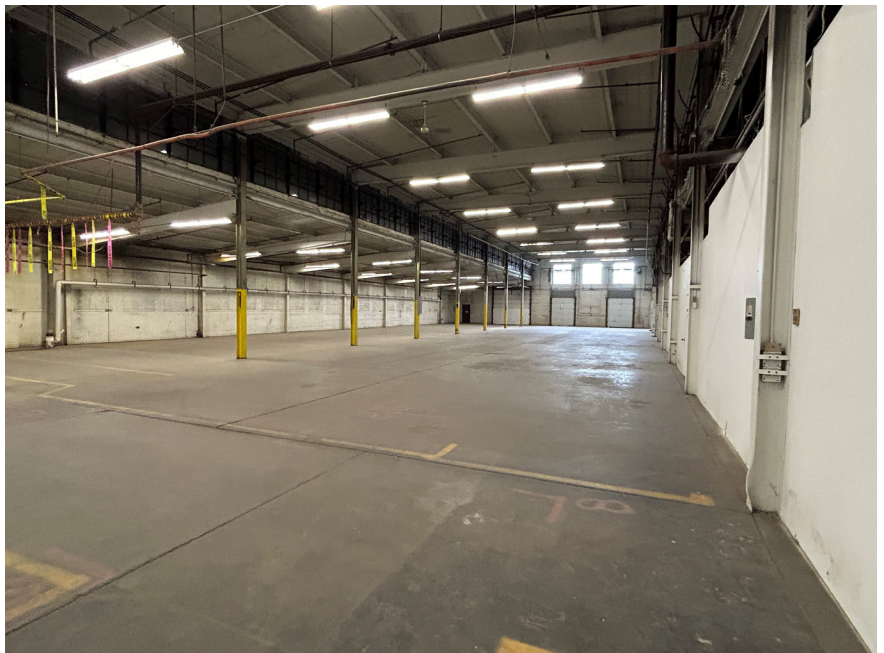
AVAILABLE SPACE:

Office/Showroom: 7,824 +/- square feet

Warehouse: 12,250 +/- square feet

Total Available Space: 20,074 +/- square feet

REDUCED RENTAL RATE



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LOCATION & DEMOGRAPHICS

DEMOGRAPHICS:	1 MILE	3 MILES	5 MILES
2023 Population	7,165	35,514	109,820
Median HH Income	\$76,887	\$70,258	\$64,675

