

Avison Young · Pittsburgh | Four PPG Place, Suite 300 | Pittsburgh, PA 15222

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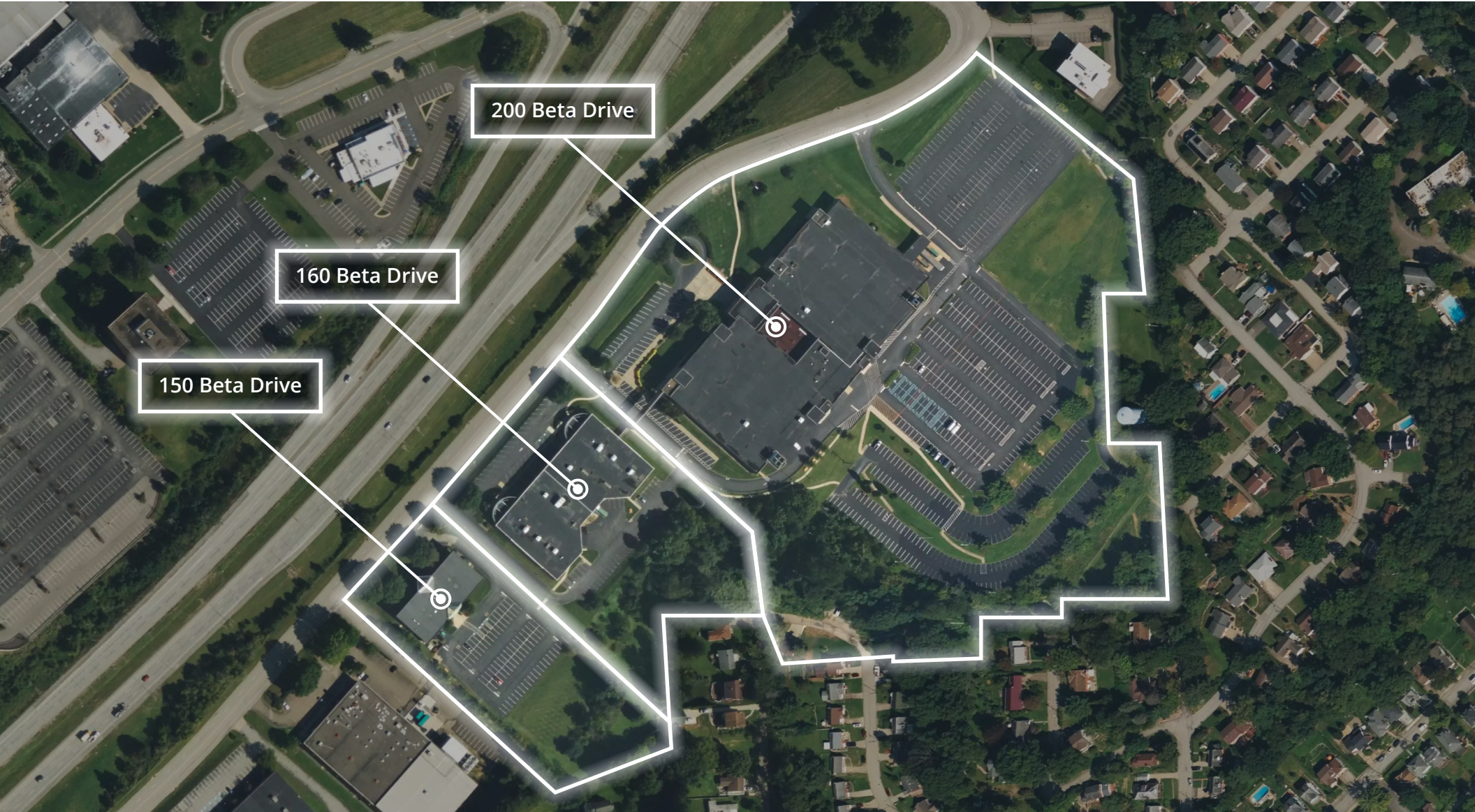
**FOR SALE**

# 200, 160, & 150 Beta Drive

Pittsburgh, PA 15238







**Michael Downey**  
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**Robert Delmonico**  
Vice President, Leasing Manager  
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### 200 Beta Drive

Sale Price	\$10,125,000
Property Type	Office/Light Manufacturing
Building SF	Approx. 225,000 SF
Lot Size	19.998 Acres
Zoning	Industrial
Parcel ID	00292-F-00300-0000-00
Stories	2
Parking	755
Loading Docks	1 Drive In & 8 External Docks



### 160 Beta Drive

Sale Price	\$3,000,000
Property Type	Office
Building SF	Approx. 40,000 SF
Lot Size	4.43 Acres
Zoning	Commercial
Parcel ID	0292-E-00050-0000-00
Stories	1
Parking	75
Loading Docks	3



### 150 Beta Drive

Sale Price	\$1,687,500
Property Type	Office
Building SF	Approx. 22,500 SF
Lot Size	3.098 Acres
Zoning	Commercial
Parcel ID	0292-00130-0000-00
Stories	2
Parking	90
Loading Docks	0



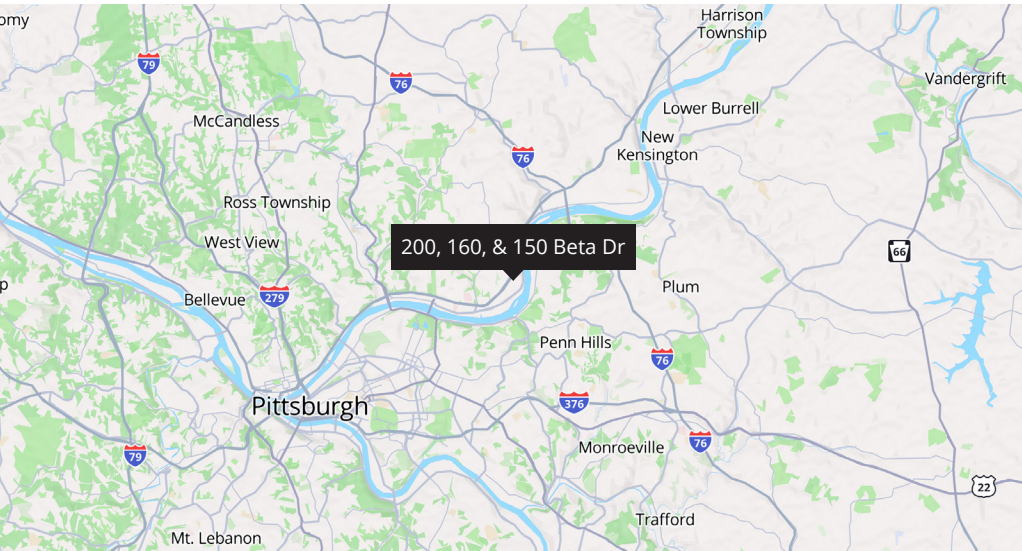
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# Location

200, 160, & 150 Beta Dr



## Location Description

200, 160, & 150 Beta Drive are strategically located in the heart of the region's economic hub of RIDC O'Hara Industrial Park in Pittsburgh, PA. It is one of the first planned industrial parks in the country, the largest in the region, and is home to more than 130 companies. In addition to the prominent visibility to the passing traffic of PA-28, the well-planned infrastructure of the park provides the buildings with close proximity to the region's major highways making this an ideal hub for logistics. The buildings offer a diverse range of flexible office plans, private office, large conference, dining, warehouse, and light manufacturing spaces.

## Location Details

**Market**  
Pittsburgh



**Nearest highway**  
PA-28



**Submarket**  
Northeast Pittsburgh



**Nearest airport**  
35-minute drive from  
Pittsburgh Int'l Airport



**County**  
Allegheny



**Number of buildings**  
Three (3)



**Township**  
O'Hara



**Lot sizes**  
27.5262 acres



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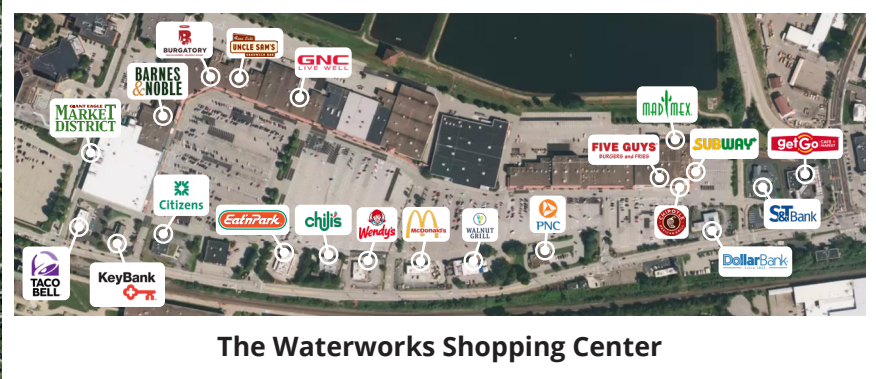
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# Area Map

200, 160, & 150 Beta Dr



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## Offering Summary

Sale Price \$10,125,000

## Location Information

Street	200 Beta Drive
City, State, Zip	Pittsburgh, PA 15238
County	Allegheny
Submarket	Northeast Pittsburgh
Township	O'Hara Township
Nearest Highway	PA-28
Nearest Airport	35-minute drive to Pittsburgh Int'l Airport

## Property Information

Property Type	Office/Light Manufacturing
Building Size	Approx. 225,000 SF
Zoning	Industrial
Lot Size	19.9982 Acres
Parcel ID	0292-F-00300-0000-00
Parking Type	Surface
Parking Spaces	755
Stories	2
Loading Docks	1 Drive In & 3 External Docks



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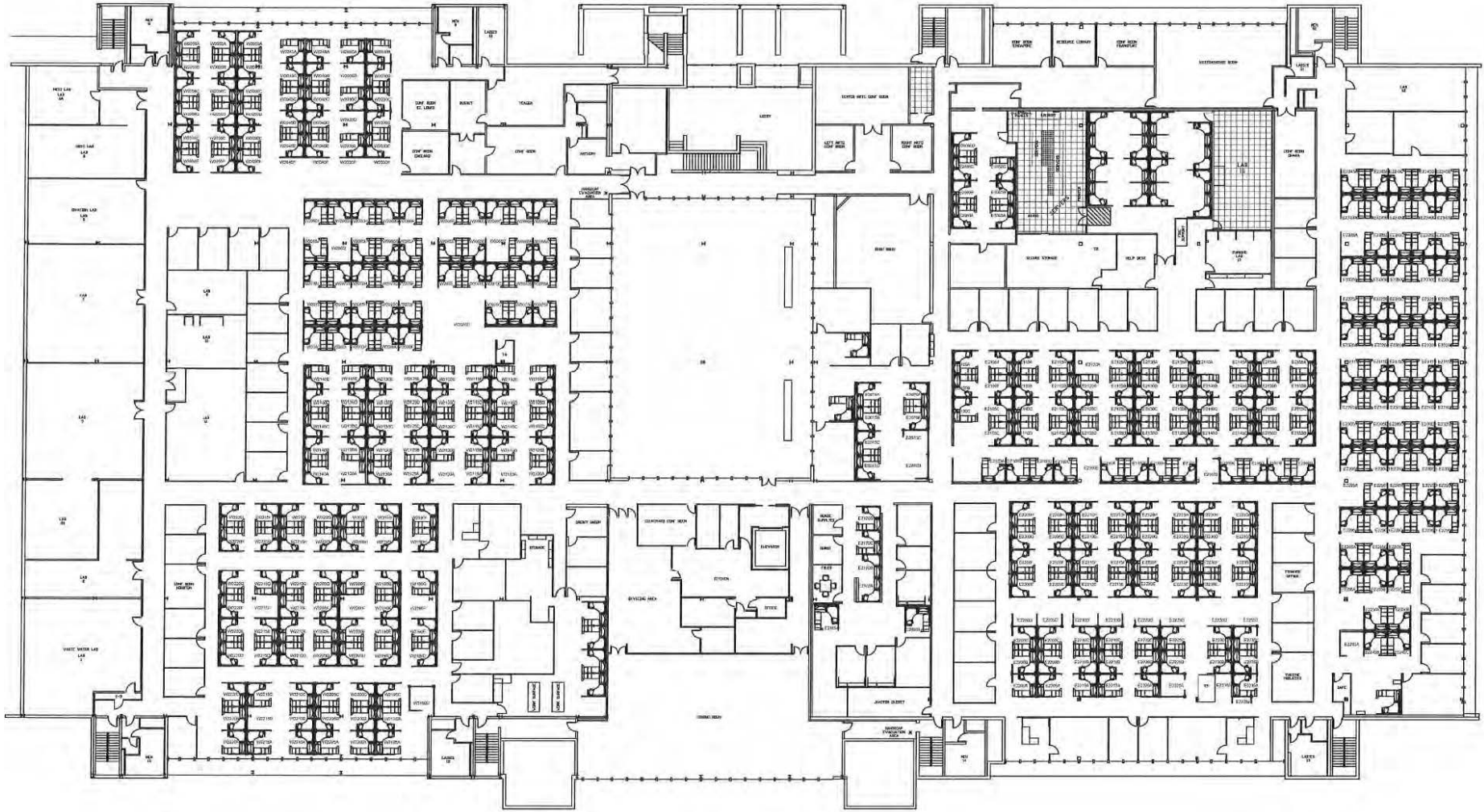
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## Offering Summary

Sale Price \$3,000,000

## Location Information

Street	160 Beta Drive
City, State, Zip	Pittsburgh, PA 15238
County	Allegheny
Submarket	Northeast Pittsburgh
Township	O'Hara Township
Nearest Highway	PA-28
Nearest Airport	35-minute drive to Pittsburgh Int'l Airport

## Property Information

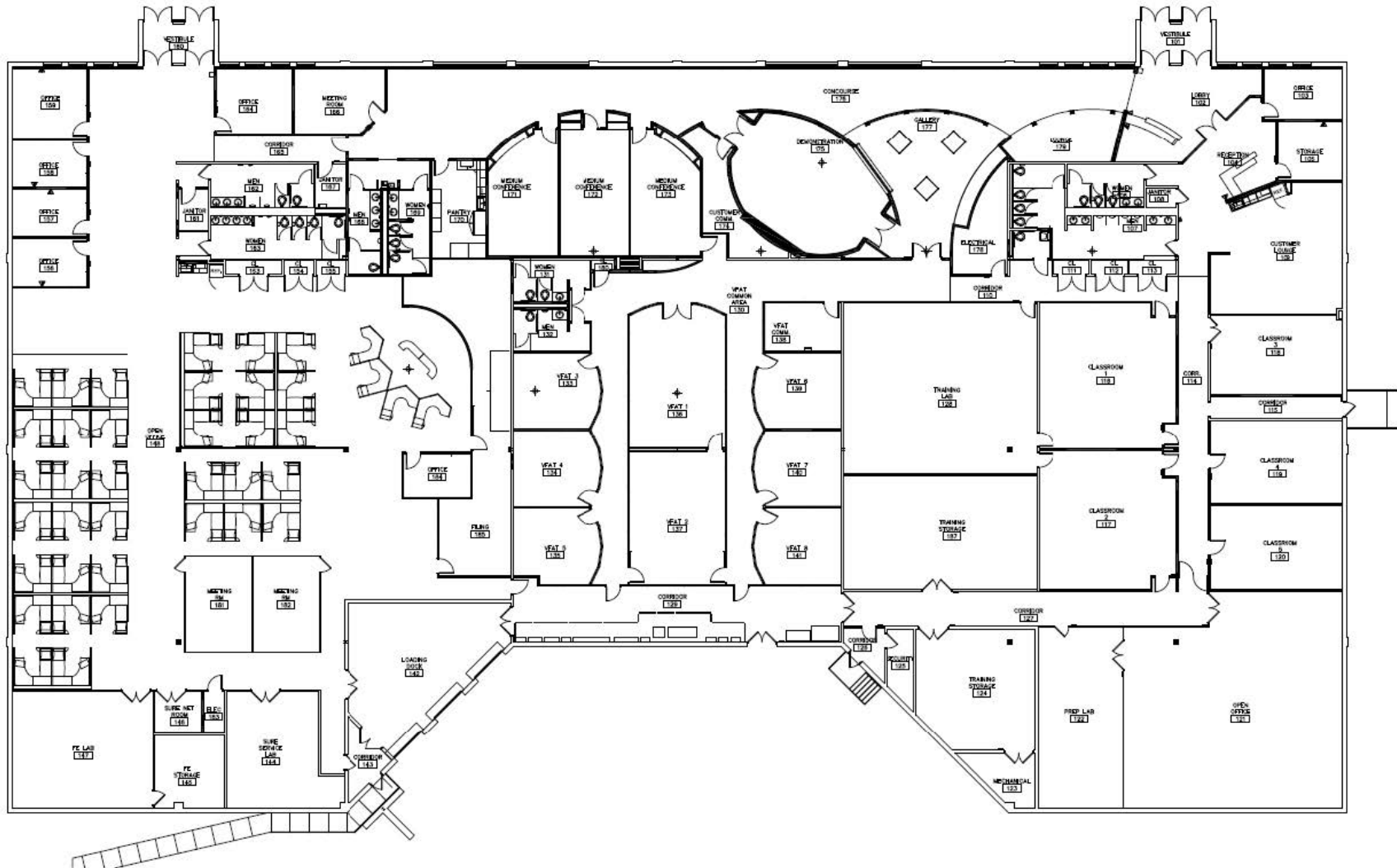
Property Type	Office
Building Size	Approx. 40,000 SF
Zoning	Commercial
Lot Size	4.4300 Acres
Parcel ID	0292-E-00050-0000-00
Parking Type	Surface
Parking Spaces	75
Stories	1
Loading Docks	3



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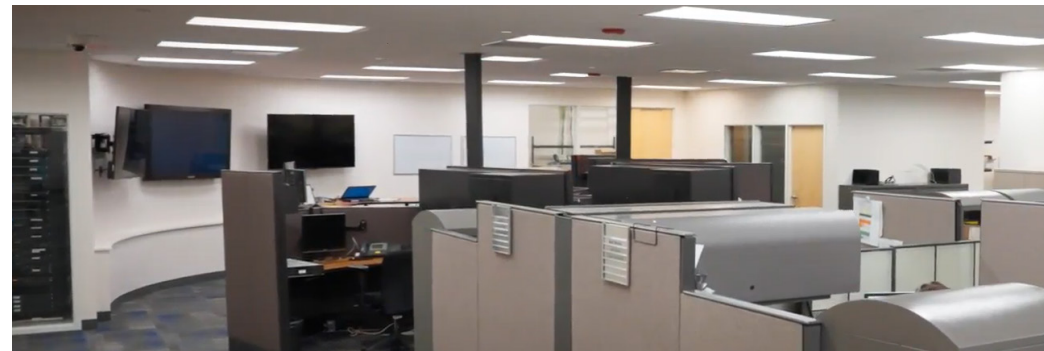


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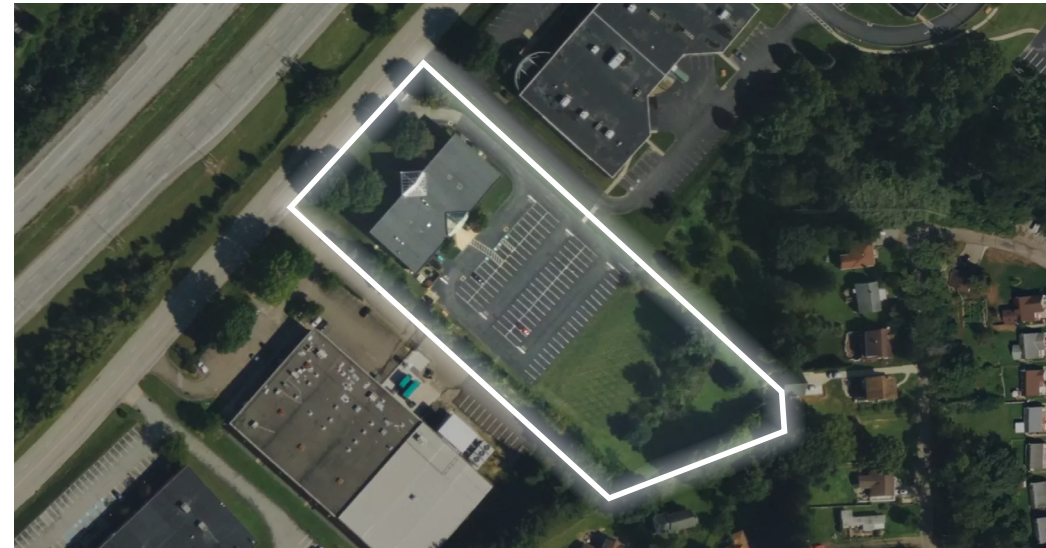
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## Offering Summary

Sale Price \$1,687,500

## Location Information

Street	150 Beta Drive
City, State, Zip	Pittsburgh, PA 15238
County	Allegheny
Submarket	Northeast Pittsburgh
Township	O'Hara Township
Nearest Highway	PA-28
Nearest Airport	35-minute drive to Pittsburgh Int'l Airport

## Property Information

Property Type	Office
Building Size	Approx. 22,500 SF
Zoning	Commercial
Lot Size	3.0980 Acres
Parcel ID	0292-00130-0000-00
Parking Type	Surface
Parking Spaces	92
Stories	2
Loading Docks	0

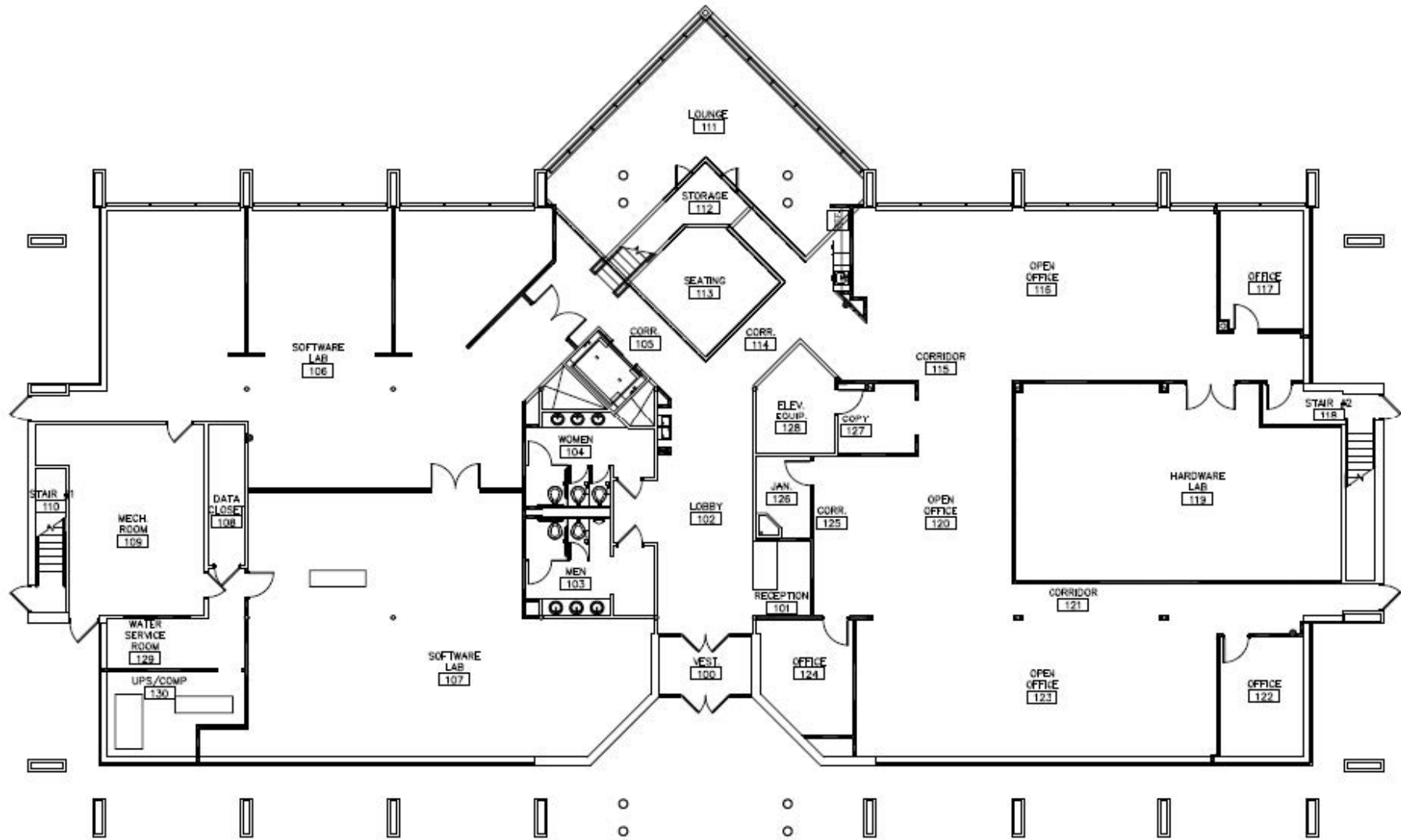


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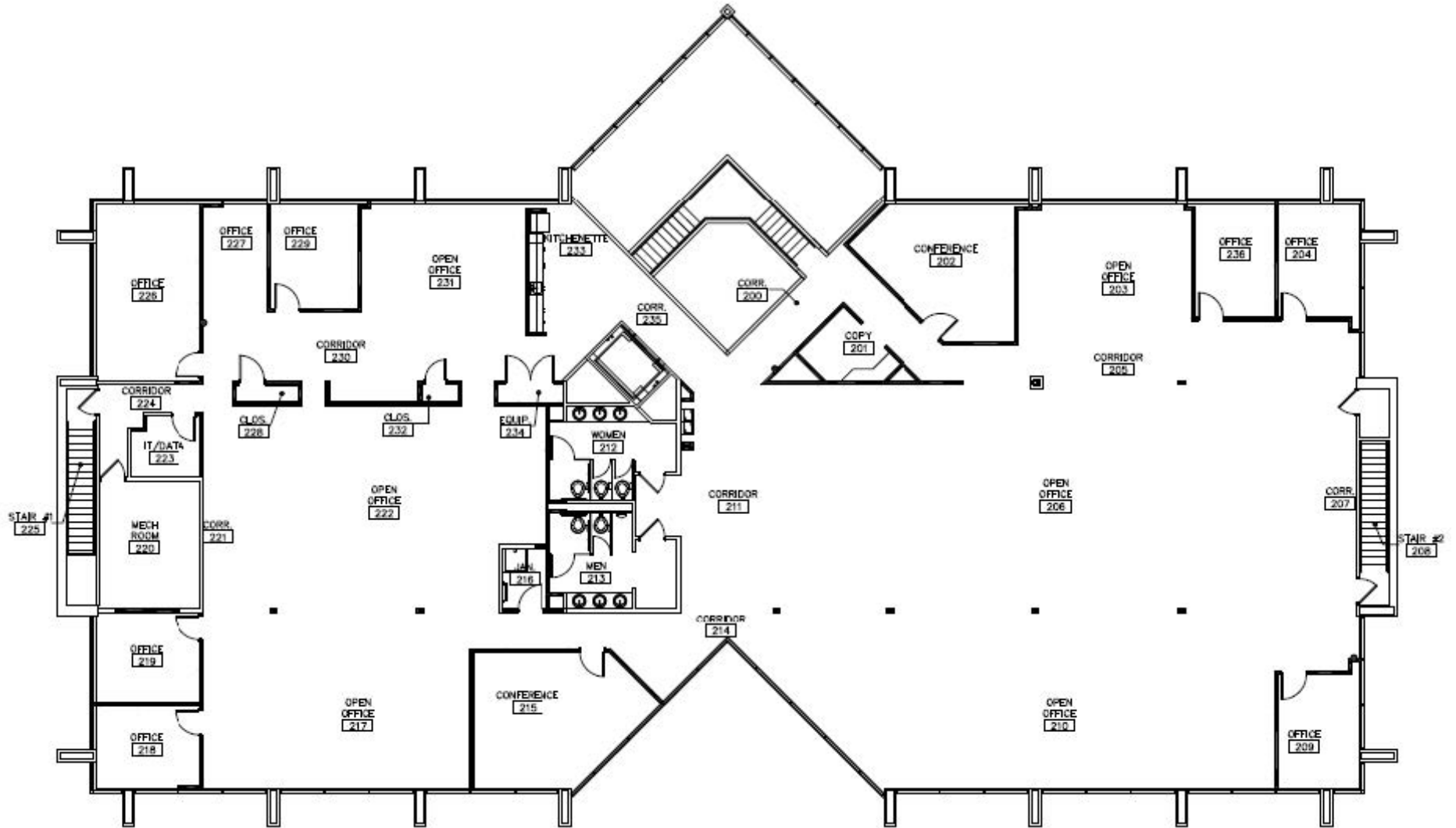


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