

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
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RS346840, PA

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EXECUTIVE SUMMARY

150 GAMMA DRIVE



OFFERING SUMMARY

PRICE:	\$7,490,000
BUILDING SF:	79,000
PRICE / SF:	\$94.94
NOI:	
CAP RATE:	
OCCUPANCY:	90 Days
LOT SIZE:	6.56 Acres
PRICE / ACRE:	\$1,189,024
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 for more natural lighting and newer HVAC roof units. FDA certified facility for Nutraceuticals-GMP-Good Manufacturing Practice clean room processing area. Larger windows for natural lighting in the office area-LED lighting throughout building. Fully functional Cafe-commercial kitchen with a separate entrance makes a great amenity for employees. 3 separate break rooms in the facility. Multi-storage areas. High ceilings (18 ft in many areas) throughout building. 6 docks and 4 drive in doors. 3 phase electric service with 2 separate services. Several large areas set up for R&D. Warehouse area has a 5 ton crane. 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 and you can lease the space that you don't need. Zoned-SM-Suburban Manufacturing -there are many uses that will work in this space!

PROPERTY HIGHLIGHTS

- FDA Certified Facility for Nutraceuticals
79000 SF
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
- 6+ acres of flat land

PROPERTY PHOTOS

150 GAMMA DRIVE



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150 GAMMA DRIVE



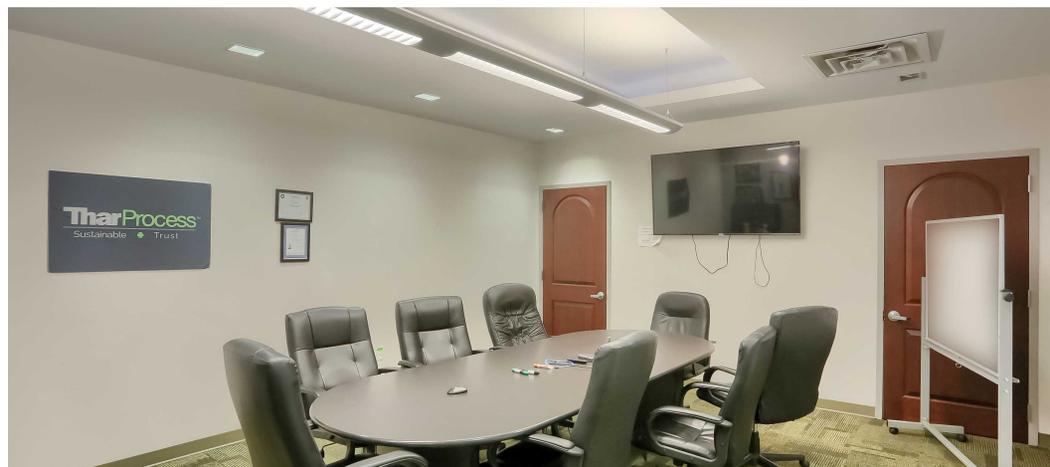
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150 GAMMA DRIVE



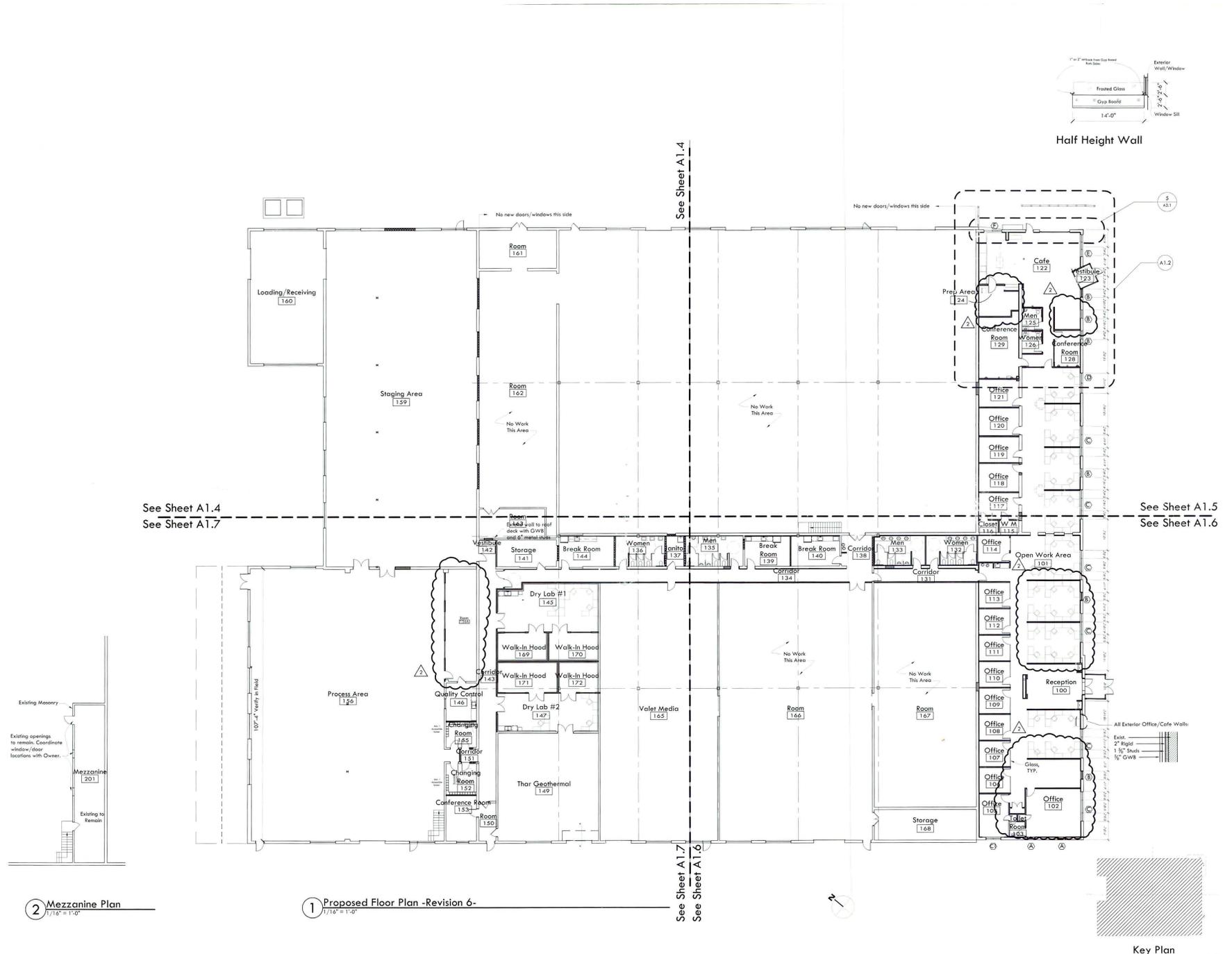
PROPERTY PHOTOS

150 GAMMA DRIVE



SITE PLAN

150 GAMMA DRIVE



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

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

Key Plan

AERIAL MAP

150 GAMMA DRIVE



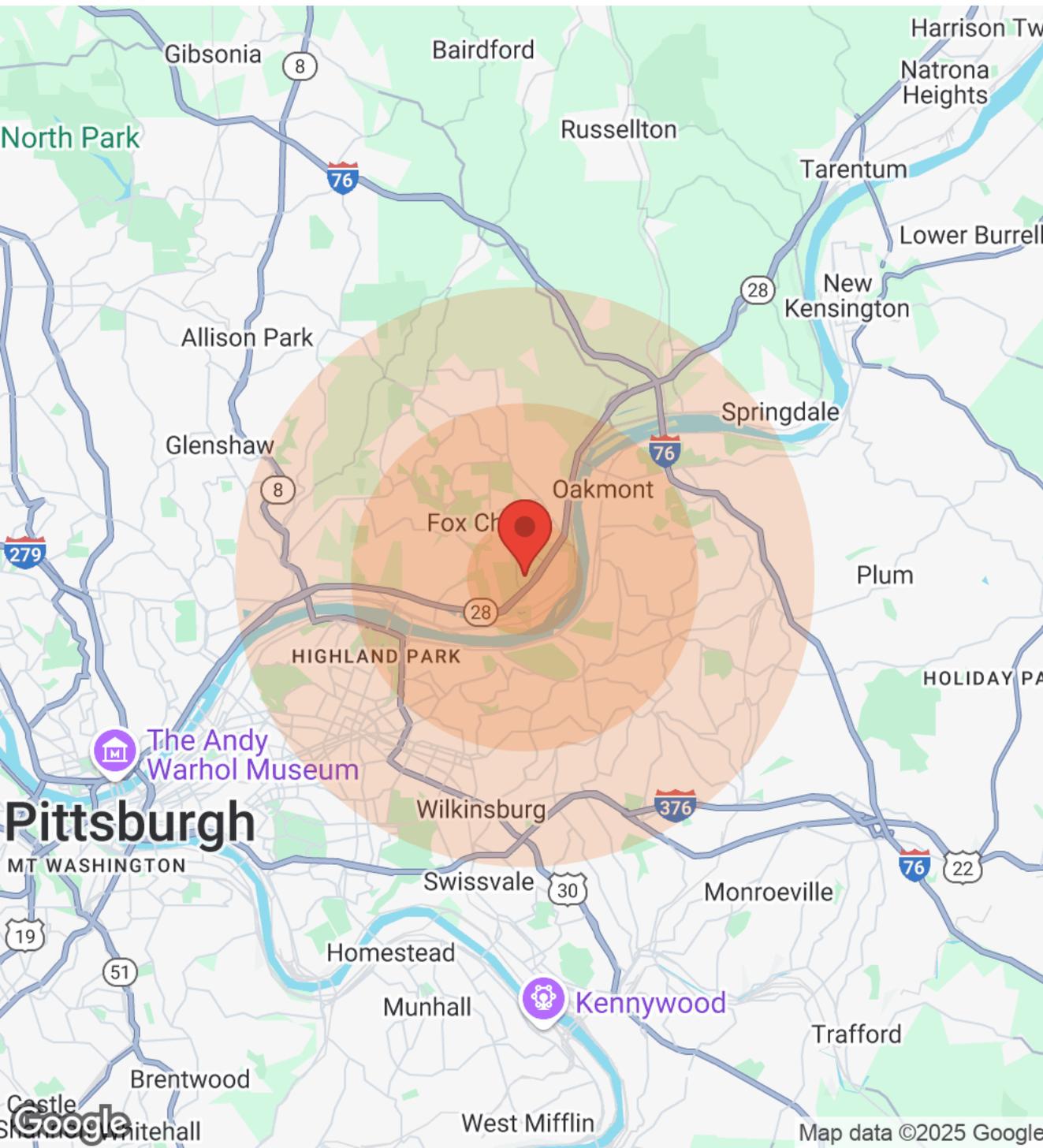
REGIONAL MAP

150 GAMMA DRIVE



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