

# CLASS A TECH/FLEX BUILDING AVAILABLE FOR SALE OR LEASE

615 Epsilon Drive, RIDC Industrial Park, O'Hara Township, Allegheny County  
Pittsburgh, PA 15238



***As exclusive agents, we are pleased to present this unique opportunity for sale or lease:***

Class A Tech/Flex building that is ideal for occupiers in the Pittsburgh High Tech or Light Manufacturing community. The fully air conditioned building has significant utility infrastructure and can accommodate engineering and design functions with light manufacturing space.

The RIDC Industrial Park is a fully mature business park in the Route 28/Allegheny Valley corridor, and 615 Epsilon Drive is a three level building with functional office mezzanine consisting of 147,770 SF situated on 7.74 acres located eight miles northeast of the Pittsburgh CBD. The building can be subdivided by floor or in combination of floors.

The Property has immediate access to Route 28 and is five miles southwest of I-76 (PA Turnpike) at the Allegheny Valley/Pittsburgh Exit 48 and less than eight miles to the Pittsburgh CBD and the University of Pittsburgh and Carnegie-Mellon University campuses.



**Louis Oliva, SIOR, CCIM**  
Executive Managing Director  
412-434-1053  
louis.oliva@nmrk.com

**Anthony Oliva**  
Associate  
412-434-1073  
Anthony.oliva@nmrk.com

210 Sixth Avenue, Suite 600, Pittsburgh, PA 15222 412-281-0100

[nmrk.com](http://nmrk.com)

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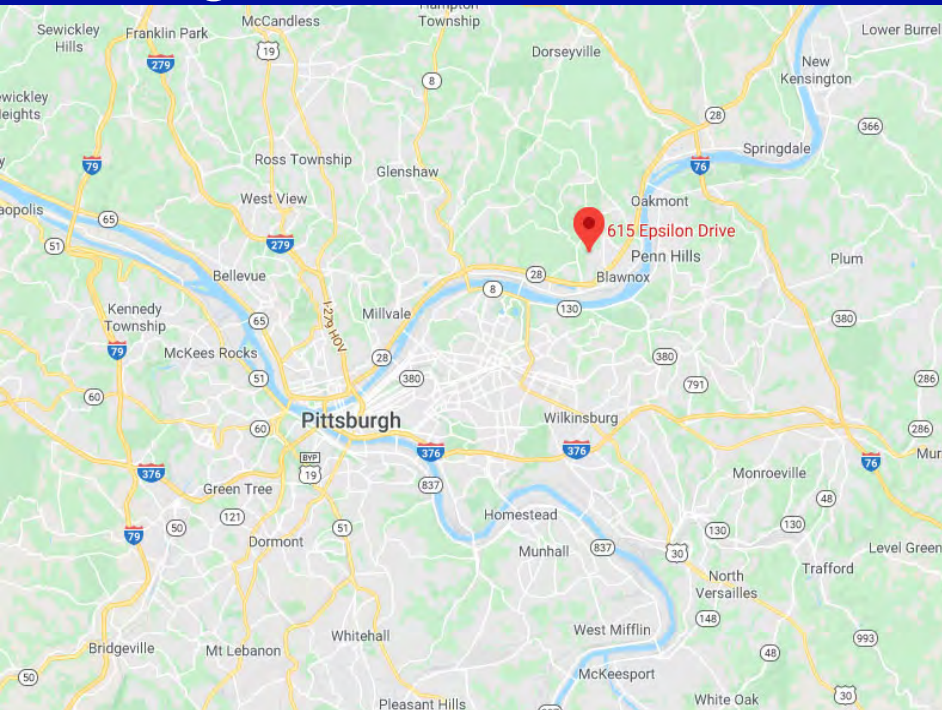
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# AVAILABLE FOR SALE OR LEASE

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## Site Information

**Land Area:** 7.749 acres

**Parking:** 271 spaces

**Zoning:** SM-Suburban Manufacturing

## Utility Services

**Electric:** Duquesne Light

**Natural Gas:** People's Gas

**Water:** Fox Chapel Water Authority

**Sewer:** O'Hara Township Sewer Authority

**Voice/Data:** Verizon

## PROPERTY HIGHLIGHTS:

- Constructed in 1990 by Contraves USA
- Similar building use by successor companies: Brashear, L3
- Masonry exterior (per RIDC CCR's) with structural steel system
- Flat rubber membrane roof
- One loading dock platform
- One drive-in door
- Gross Floor Areas:
  - **1st Floor:** 63,746 SF consisting of office/testing/lab/industrial space
  - **2nd Floor:** 23,268 SF office/tech space
  - **3rd Floor:** 60,756 SF office space
  - **Total:** 147,770 SF (per WP Carey drawings)
- 100% Fire Protection System in place (wet system)
- 3000 AMP, 480/277 Volt, three phase, 4 wire primary electrical service
- HVAC including gas fired heat and full building air conditioning
- One 2,500 lb. hydraulic passenger elevator; one 5,000 lb. hydraulic service/freight elevator
- One 10 Ton pendant controlled Demag Crane with a 50' span, 190' run and 18' under hook height
- One 7.5 Ton Rail Crane with a 44' span, 60' run and 18' under hook height

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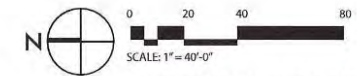
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FIRST LEVEL PLAN		
	INDUSTRIAL TENANT SPACE	59,560 SF
	COMMON AREA	2,125 SF
	BACK OF HOUSE	949 SF
	VERTICAL TRANSPORTATION	1,112 SF
TOTAL FLOOR AREA		63,746 SF

W. P. CAREY

**L-3 BRASHEAR**  
PITTSBURGH, PENNSYLVANIA



FIRST LEVEL PLAN

**NELSON**

EXISTING BUILDING AREAS | 19.00465.02 | 02.11.2019 | 2

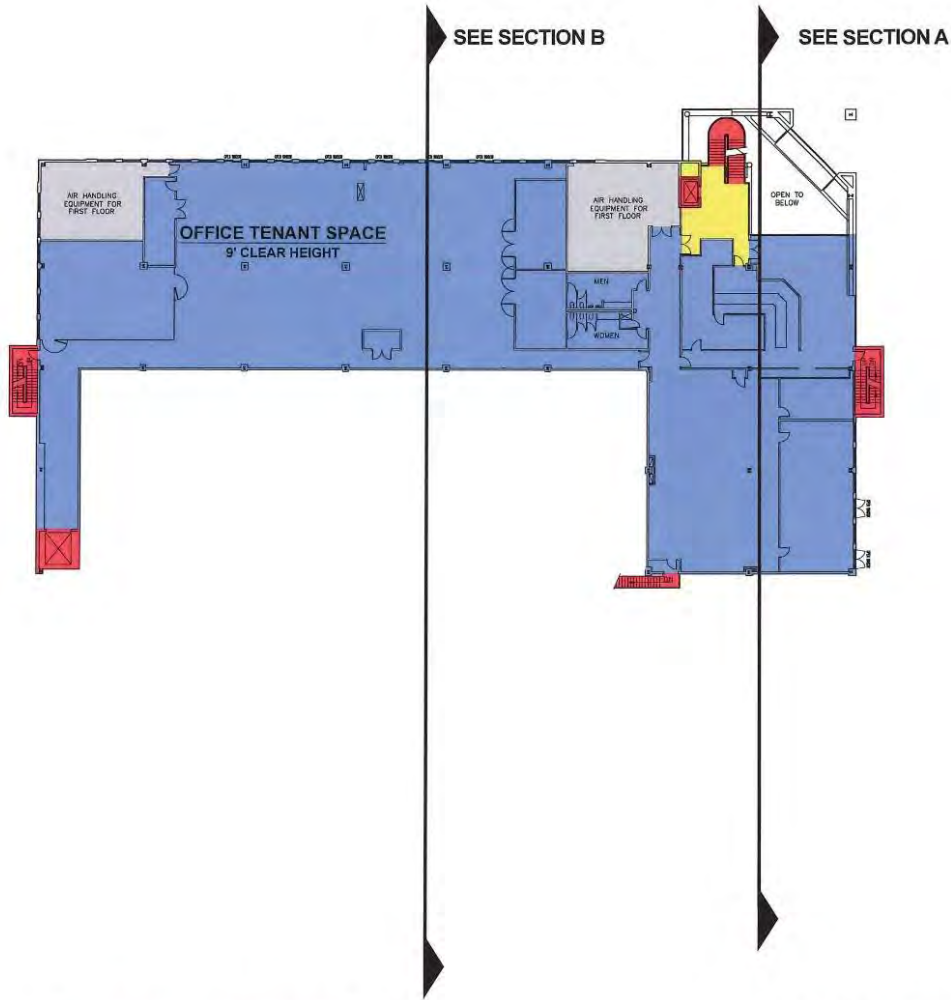
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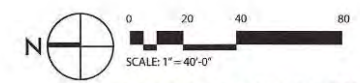
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SECOND LEVEL PLAN		
	OFFICE TENANT SPACE	18,612 SF
	COMMON AREA	477 SF
	BACK OF HOUSE	2,016 SF
	VERTICAL TRANSPORTATION	917 SF
NET FLOOR AREA		22,022 SF
<hr/>		
	FLOOR OPENINGS	1,246 SF
TOTAL FLOOR AREA		23,268 SF

W. P. CAREY

L-3 BRASHEAR  
PITTSBURGH, PENNSYLVANIA



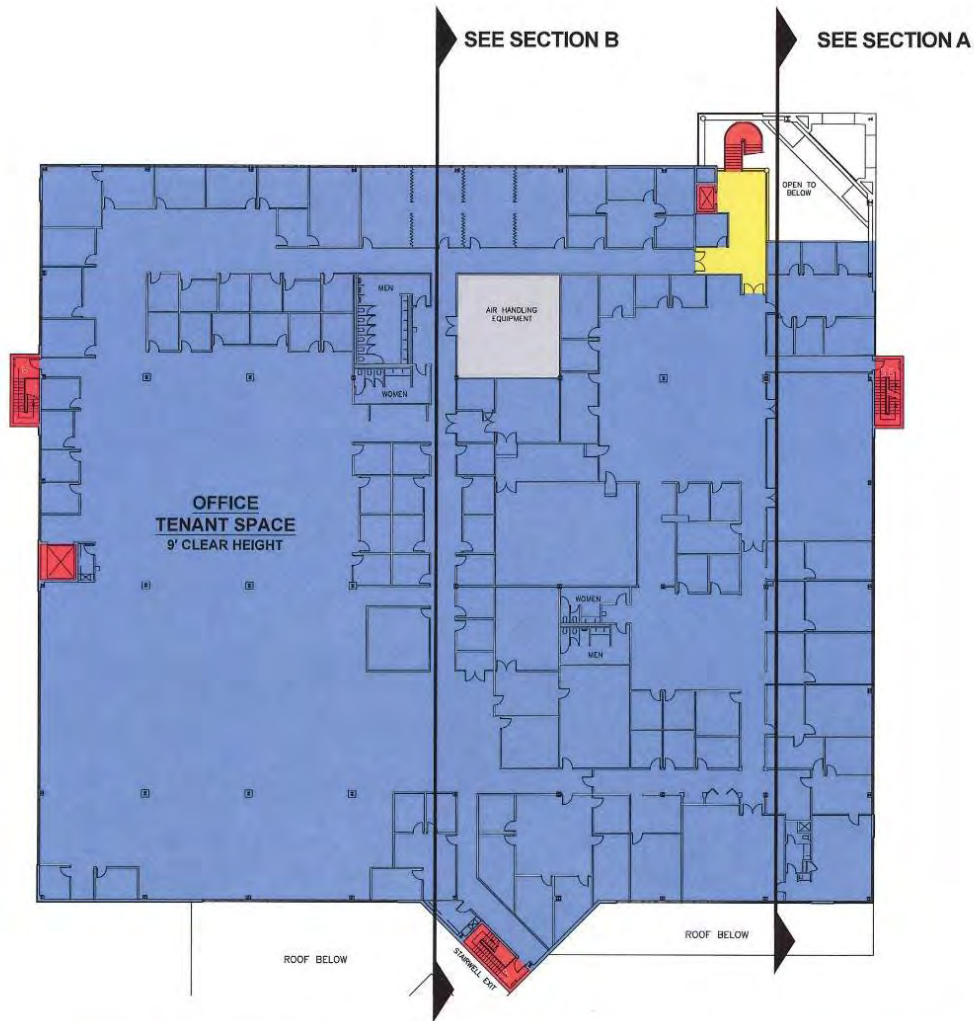
SECOND LEVEL PLAN

NELSON

EXISTING BUILDING AREAS | 19.00465.02 | 02.11.2019 | 3

# AVAILABLE FOR SALE OR LEASE

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THIRD LEVEL PLAN		
	OFFICE TENANT SPACE	56,727 SF
	COMMON AREA	572 SF
	BACK OF HOUSE	998 SF
	VERTICAL TRANSPORTATION	915 SF
	NET FLOOR AREA	59,212 SF
	FLOOR OPENINGS	1,544 SF
	TOTAL FLOOR AREA	60,756 SF

W. P. CAREY

**L-3 BRASHEAR**  
PITTSBURGH, PENNSYLVANIA



THIRD LEVEL PLAN

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## FINANCIAL HIGHLIGHTS:

### 2023 Real Estate Tax Assessment

Land Value: \$3,171,400  
Building: \$5,005,900  
**Total: \$8,177,300 (\$55.33/SF)**

### Annual Real Estate Taxes

Allegheny County: \$36,687.63  
O'Hara Township: \$15,536.87  
Fox Chapel School: \$167,052.42  
**Total: \$219,276.92 (\$1.48/SF)**

**Sale Price:** \$8,700,000

### Lease Rate:

- \$9.75/SF NNN for 87,000 SF First /Second floor
- \$8.75/SF NNN for entire 147,000 SF

**Tenant Improvement Allowance:** Negotiable

**Availability:** Immediate, subject to lease execution.

To discuss or schedule a tour, please contact:

**Louis Oliva, SIOR, CCIM** Executive Managing Director 412-434-1053 [louis.oliva@nrmk.com](mailto:louis.oliva@nrmk.com)

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