



## *ALLORA PLACE*

HIGH TECH OFFICES/WAREHOUSE SPACE

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**N O W   L E A S I N G**

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**201-B Ann Street**  
**Oakmont PA 15139**

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# PROPERTY HIGHLIGHTS

## FEATURES:

- Ceiling Height: 12' (under beam)
- One (1) loading dock door - 8'-12' high
- Kitchen/Break Area, Eight (8) Private Offices, One (1) Conference Room, Lab Areas
- Large open bullpen area
- Security System
- Zoned: I (Industrial)
- Electric: Three Phase (208/120 Volt)
- Abundant free parking in paved parking lots
- Beautifully landscaped - Campus Setting
- Located in the heart of Oakmont Business District and minutes from Route 28 North and PA Turnpike



Large open bullpen area and eight (8) private offices

## BUILDING SIZE:

37,000 +/- SQ FT. TOTAL

## AVAILABLE SPACE:

Office: 8,842 +/- square feet

Warehouse: 1,848 +/- square feet

Lab: 2,071 +/- square feet

**Total Available Space:**

**12,761 +/- square feet**



Warehouse Area



Lab Area

## RENTAL RATE:

**REDUCED RENTAL RATE**

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# LOCATION & DEMOGRAPHICS

DEMOGRAPHICS:	1 MILE	3 MILES	5 MILES
2023 Population	7,762	35,794	111,218
Median HH Income	\$74,670	\$69,687	\$64,272

