

ALLORA PLACE HIGH TECH OFFICES/WAREHOUSE SPACE

NOW LEASING

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

BUILDING SIZE:

37,000 +/- SQ FT. TOTAL

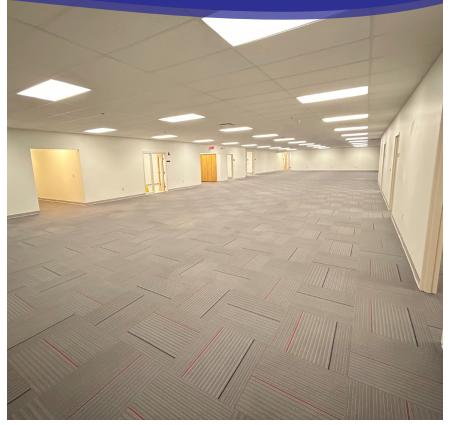
AVAILABLE SPACE:

Office: 8,842 +/- square feet Warehouse: 1,848 +/- square feet Lab: 2,071 +/- square feet

Total Available Space: 12,761 +/- square feet

RENTAL RATE:

REDUCED RENTAL RATE



Large open bullpen area and eight (8) private offices



Warehouse Area

Lab Area

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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



