

# ALLORA PLACE HIGH TECH OFFICES/WAREHOUSE SPACE

## NOW LEASING

201-B Ann Street Oakmont PA 15139

David Hanley · Broker · 412-261-6532 x237 · david@prudentialrealty.com

PRC COMMERCIAL • 3700 SOUTH WATER STREET • SUITE 105 • PITTSBURGH, PA 15203 • PRUDENTIALREALTY.COM

## 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

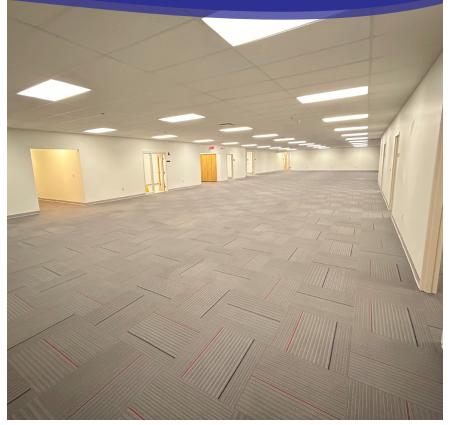
#### AVAILABLE SPACE:

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

All information furnished regarding this property for sale, rental, or financing is from sources deemed reliable but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease, financing or withdrawal without notice. PRC Commercial will make no representation and assume no obligation regarding the presence or absence of toxic or hazardous waste or substances or other undesirable material on or about the property that will ultimately be leased or purchased.



## 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

