

WAREHOUSE SPACE FOR LEASE

101 TECHNOLOGY DRIVE

RIDC PARKWAY WEST
PITTSBURGH, PA 15275 • FINDLAY TOWNSHIP • ALLEGHENY COUNTY



16,727 SF_± AVAILABLE FOR LEASE



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PROPERTY OVERVIEW

Total Building Size:	16,727 SF \pm
Land Area:	9.3 Acres \pm
Parking Spaces:	34
Column Spacing:	25' x 25'
Ceiling Height:	Rear Portion: 18' Front Portion: 12'
Loading Dock:	1
Drive-In Door:	1
HVAC:	Two 5-ton units
Electricity:	1200 amp, 480-volt, 3-phase/4 wire
Generator:	Natural Gas, entire building
Windows:	Double glass with aluminum frame
Water & Sewer:	Findlay Township
Fire Sprinkler:	Wet System
Zoning:	Business Park



2016 WAREHOUSE BUILDING PROPERTY TAXES

Findlay Township:	\$ 1,310.40
School (West Allegheny)	\$15,151.50
Allegheny County:	\$ 3,873.87
TOTAL:	\$20,335.77 (\$1.22 PSF)



LOCATION

- 22 minutes / 13.7 miles from downtown Pittsburgh via I-376
 - 11 minutes / 6.1 miles from the Pittsburgh International Airport
- Drive times/distance are approximate.*

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