

OFFICE / FLEX SPACE FOR LEASE

# 103 TECHNOLOGY DRIVE

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



**54,740 SF<sub>±</sub> TOTAL AVAILABLE**  
**CAN BE SUBDIVIDED**



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### PROPERTY OVERVIEW

Total Building Size:	54,740 SF±
Land Area:	14 Acres±
Building Use:	Office or Flex Space
Parking Spaces:	157
Column Spacing:	25' x 25'
Ceiling Height:	11' 6"
Loading Dock:	1
Drive-In Door:	1
HVAC:	Twelve 6-ton units, six 15-ton, three 1-ton, one computer unit
Electricity:	1200 and 800 amps, 480-volt, 3-phase/4 wire
Generator:	Diesel, entire building
Windows:	Double glass with aluminum frame
Water & Sewer:	Findlay Township
Fire Sprinkler:	Wet System
Zoning:	Business Park



Office Area



Warehouse Area

### 2016 OFFICE / FLEX BUILDING PROPERTY TAXES

Findlay Township:	\$ 3,714.08
School (West Allegheny)	\$42,714.08
Allegheny County:	\$10,979.75
<b>TOTAL:</b>	<b>\$57,637.89 (\$1.09 PSF)</b>



**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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