

103

TECHNOLOGY
DRIVE

RIDC PARKWAY WEST
PITTSBURGH, PA 15275

AVAILABLE SPACE: 42,552 RSF±

1st Floor Office & Warehouse: 32,322 RSF±

2nd Floor Office Space: 10,230 RSF±

Can Be Subdivided



For more information, please contact:

CBRE

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FOR LEASE

PROPERTY OVERVIEW

- ▶ Space Available: 1st Floor Office & Warehouse Space: 32,322 RSF±
2nd Floor Office Space: 10,230 RSF±
TOTAL AVAILABLE: 42,552 RSF±
- ▶ Total Building Size: 54,750 SF
- ▶ Land Area: 14 Acres±
- ▶ Building Use: Office or R&D Space
- ▶ Parking Spaces: 157 (Expandable)
- ▶ Loading Dock: 1 (9' x 13')
with Mechanical Levelers
- ▶ Drive-In Door: 1
- ▶ Electric: 1200 amps, 120/208 Volt,
3-Phase/4-wire
- ▶ Generator: Diesel, entire building
- ▶ Water & Sewer: Findlay Township
- ▶ Fire Sprinkler: Wet System
- ▶ Zoning: BP - Business Park
Findlay Twp., Allegheny County
- ▶ Total Taxes (2019): \$56,507.87 (\$1.03 PSF)

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R&D AREA

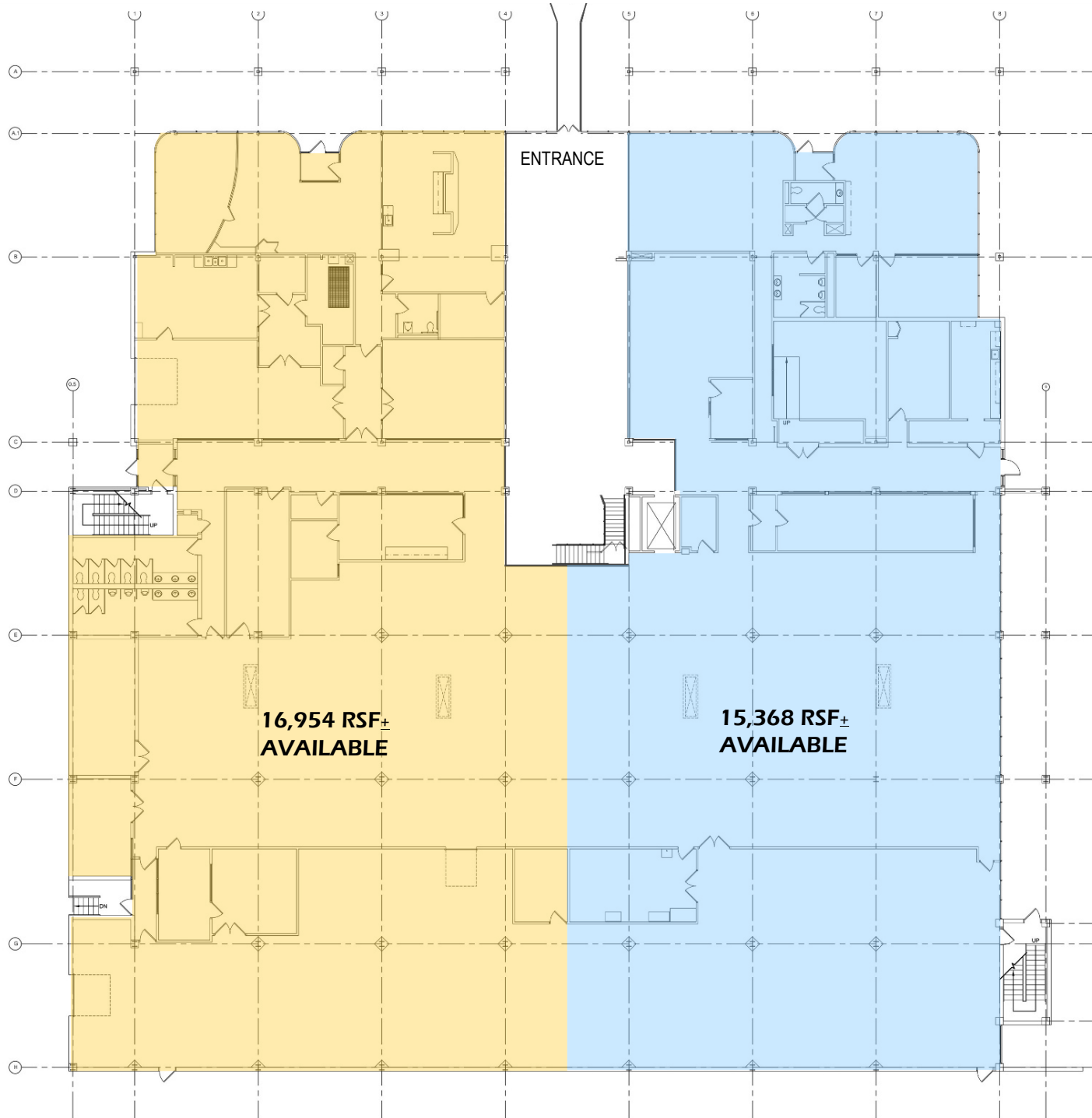


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1st FLOOR PLAN

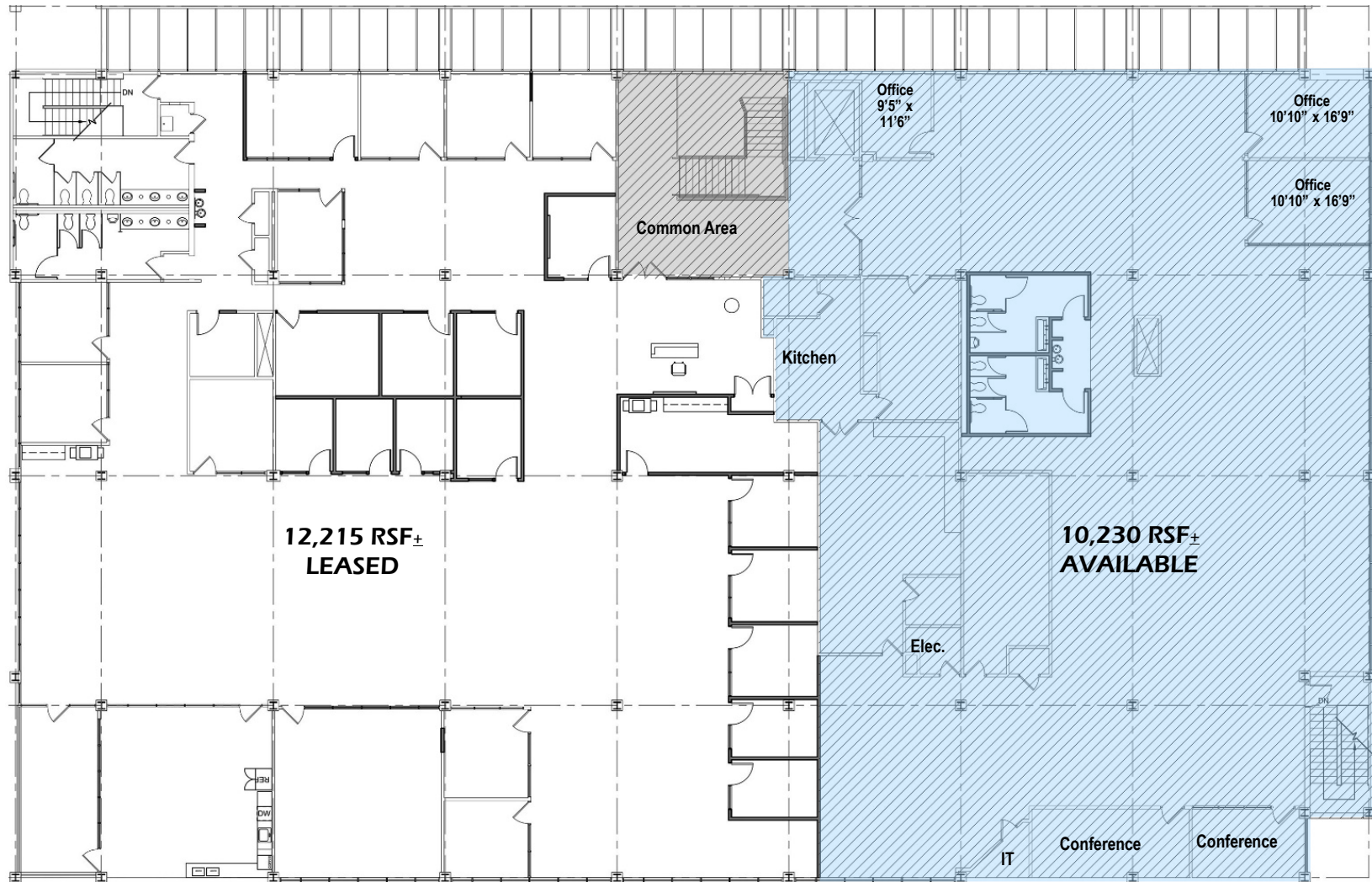
**32,322 RSF_±
AVAILABLE**

Can be subdivided



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10,230 RSF± AVAILABLE



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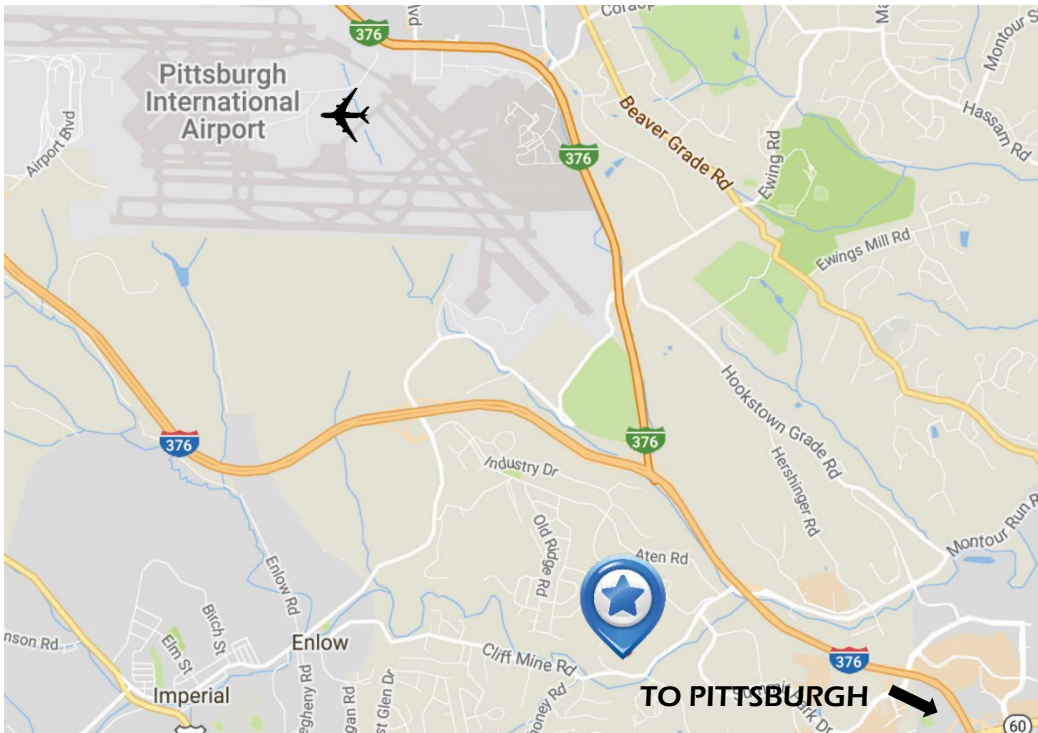
14 Acres to
Accommodate
Expansion

2-Story Office / Flex Building

101 TECHNOLOGY DRIVE



LOCATION



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

