

**101**  
TECHNOLOGY  
DRIVE



**CBRE**

**WAREHOUSE / FLEX SPACE**

RIDC PARKWAY WEST  
PITTSBURGH, PA 15275

**16,727 SF<sub>±</sub>**

**AVAILABLE**





## PROPERTY HIGHLIGHTS

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Building Size: 16,727 SF $\pm$



Land Area: 9.3 Acres $\pm$



Parking Spaces: 34 (Expandable)



Loading Docks: 1 (9' x 8' $\pm$ )  
with hydraulic leveler



Drive-In Doors: 1 (9' x 8' $\pm$ )



High Bay Warehouse  
Ceiling Height: 18'



Fully Air Conditioned



Electric: 1200 Amps, 120/208-volt  
3-phase/4-wire



Generator: Natural Gas



Fire Sprinkler: Wet System



Zoning: BP - Business Park  
Findlay Township,  
Allegheny County



Fiber Internet: 4 Providers: AT&T, Crown  
Communication, DOE,  
& Verizon



Total Taxes (2023): \$1.19 PSF



# FLOOR PLAN

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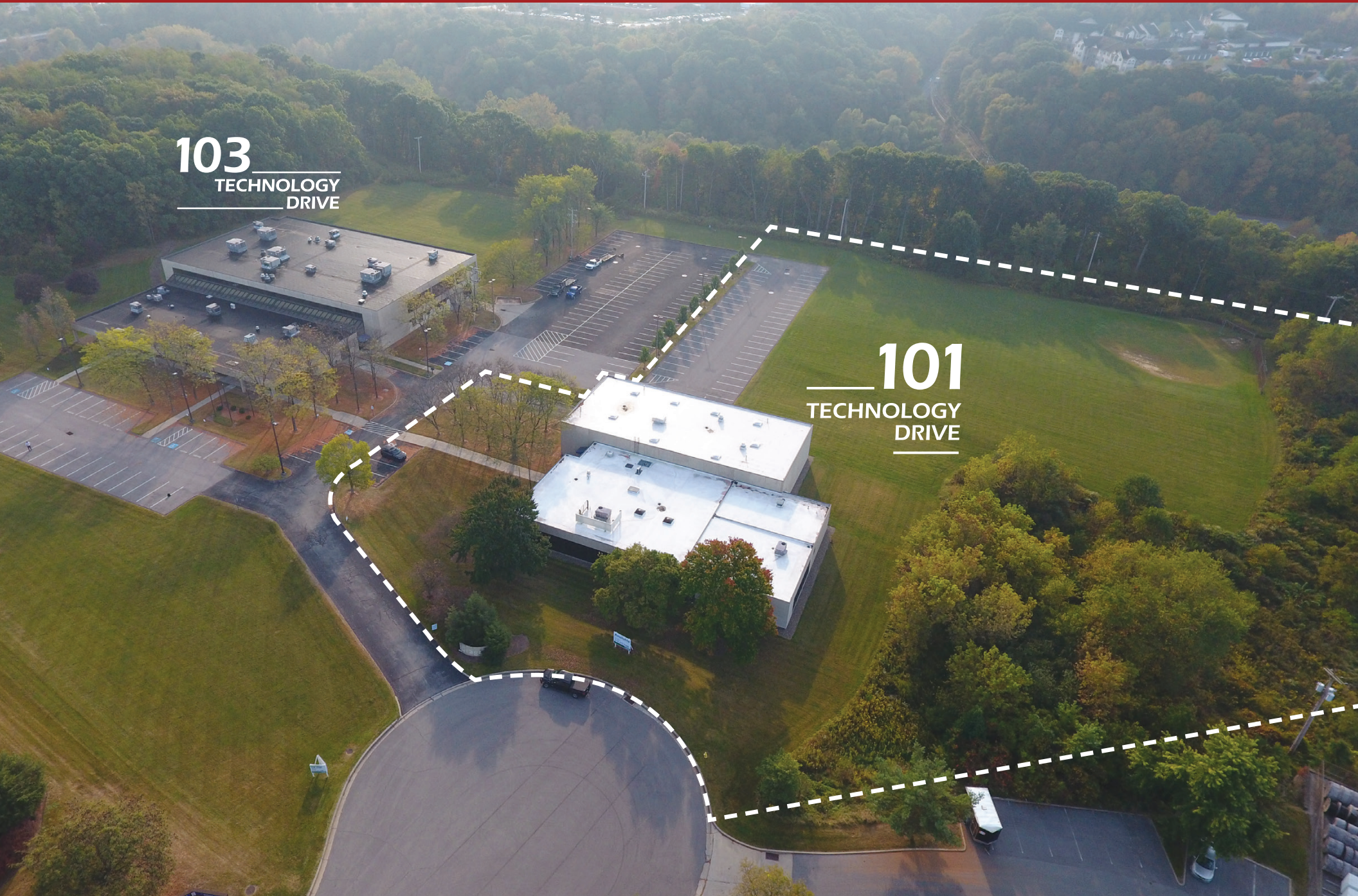




# 9.3 ACRES - ROOM FOR EXPANSION

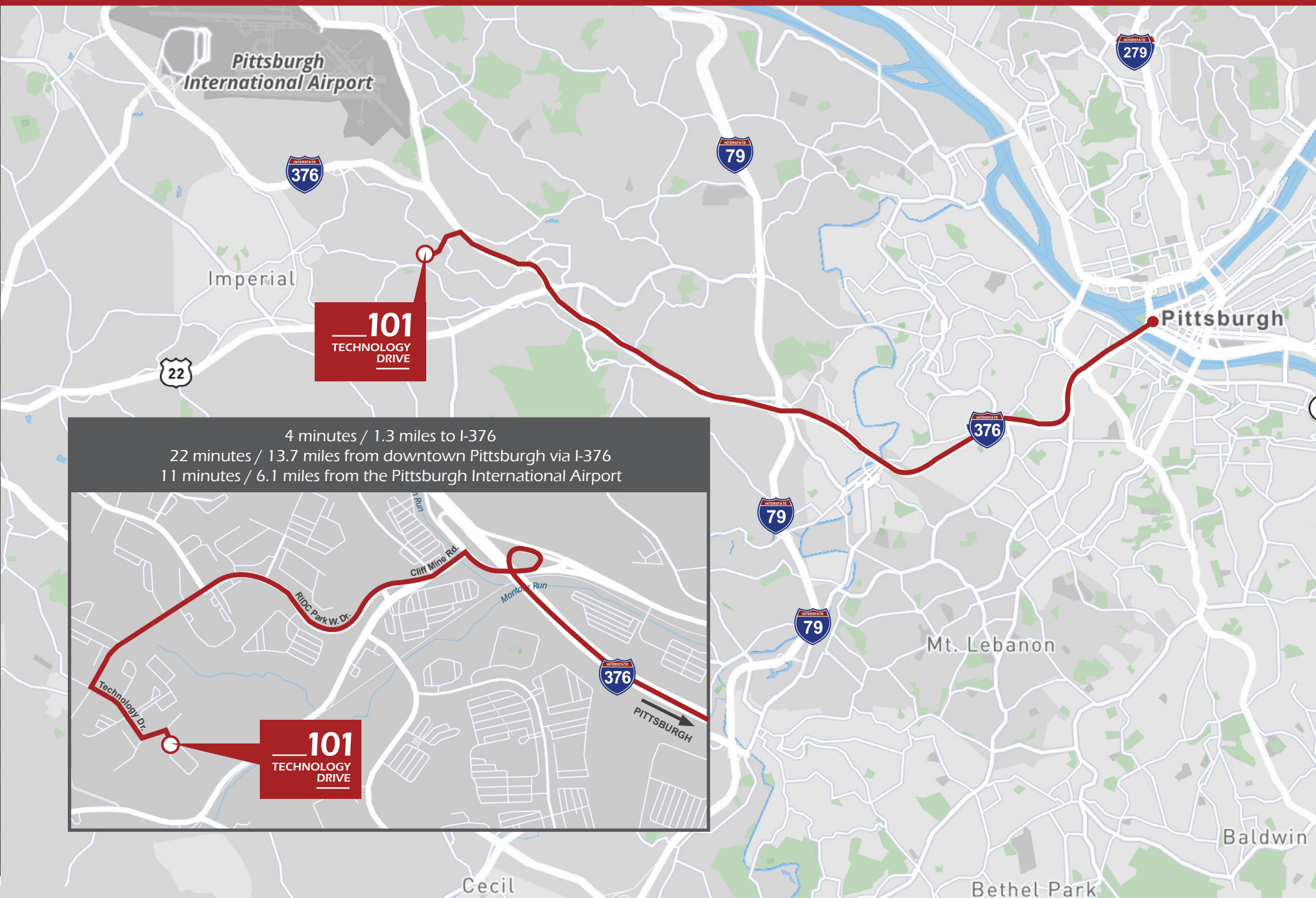
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# LOCATION MAPS





# RETAIL AREA / LOCATION MAP



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## CONTACT

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