

NOW LEASING

ALLORA PLACE

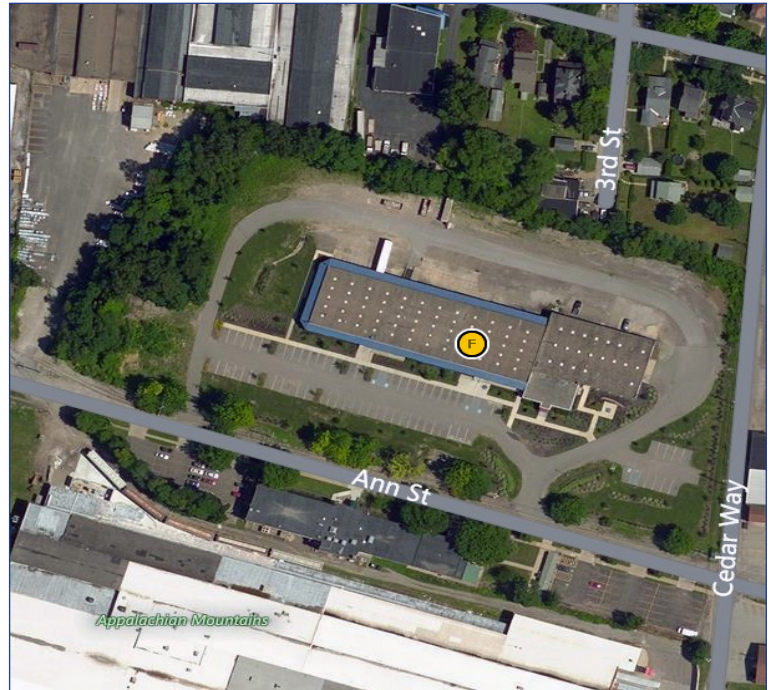
High Tech Offices/Warehouse Space

201-B Ann Street
Oakmont PA 15139



Property Highlights:

- Size of Building: 37,000 Square Feet
- Office: 8,842 +/- Square Feet
- Warehouse: 1,848 +/- Square Feet
- Lab: 2,071 +/- Square Feet
- Total Available Space: 12,761 +/- Square Feet
- Ceiling Height: 12' (under beam)
- One Drive-In Door (8'-12' high)
- One (1) loading dock door - 8' - 12' high
- Kitchen/Break Area, Seven (7) Private Offices, One (1) Conference Room
- 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 & PA Turnpike
- **REDUCED RENTAL RATE**



DEMOGRAPHICS

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
2022 Population	7,507	34,308	107,394
Median HH Income	\$71,726	\$67,397	\$63,277



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