



NNN INVESTMENT PROPERTY FOR SALE IN RIDC PARK - PITTSBURGH

310 ALPHA DRIVE
PITTSBURGH,, PA 15238



Presented By:

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DEMOGRAPHICS

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SECTION 1 // PROPERTY INFORMATION

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SECTION 1 // EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$3,600,000
Building Size:	32,000 SF
Office Size:	7,000 SF
Showroom	3,000 SF
Lot Size:	2.8 Acres
Price / SF:	\$112.50
Rent per SF:	\$9.01
NOI:	\$288,564.00
Year Built:	1972
Zoning:	Suburban Manufacturing District

PROPERTY OVERVIEW

Introducing 310 Alpha Drive, a prime investment opportunity for passive investors focused on high quality NNN lease industrial investment. This 32,000 SF industrial gem, built in 1974 and is ideally situated in RIDC Park in a Suburban Manufacturing District. Featuring a single tenant lease, with a strategic Pittsburgh location, it offers optimal access for warehousing, distribution, and industrial operations. Investors will appreciate the solid occupancy and thriving area. Don't miss out on this turnkey investment in the heart of Pittsburgh's industrial hub.

PROPERTY HIGHLIGHTS

- Five Loading Doors
- Easy access to Route 28 and I76
- 100% Occupied
- Ample On-Site Parking
- \$288,564.00 NOI Annually
- NNN lease with five (5) years remaining on initial term and two (2) five (5) year extensions

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SECTION 1 // TENANT OVERVIEW

Unified Door and Hardware Group, LLC

RECENT DEVELOPMENTS

In May of 2024 Unified Door and Hardware Group, LLC a portfolio company of Dunes Point Capital, LP with over \$500 million in revenue acquired The A.G Mauro Company.

Dunes Point Capital, LP is a family office and private investment firm located in Rye, New York and manages over \$1 billion in funds.



MISSION & HISTORY OF QUALITY

Since inception in 1949, the A.G. Mauro Company has prided itself on delivering the highest quality and best value to their customers. Their philosophy has helped them grow into an industry leader, distributing a wide range of architectural doors, hardware and hollow metal throughout the United States. A.G. Mauro offers not only products and services at the highest quality but convenient, cost effective partnership which ensure their business succeeds. Over 75 years of experience serving the construction industry allows them to handle any door project, from single door to large hospitals, schools, prisons and stadiums.

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SECTION 1 // ADDITIONAL DESCRIPTION



PROPERTY DESCRIPTION

Introducing 310 Alpha Drive, a prime investment opportunity for passive investors focused on high quality NNN lease industrial investment. This 32,000 SF industrial gem, built in 1972 and is ideally situated in RIDC Park in a Suburban Manufacturing District. Featuring a single tenant NNN lease, With a strategic Pittsburgh location, it offers optimal access for warehousing, distribution, and industrial operations. Investors will appreciate the solid occupancy and the potential for future growth in this thriving area. Don't miss out on this turnkey investment in the heart of Pittsburgh's industrial hub.

LOCATION DESCRIPTION

Situated in RIDC Park, 310 Alpha Drive is in the O'Hara Township area of Pittsburgh, Pennsylvania. RIDC Park is a well-established business park designed to accommodate a variety of industrial and commercial enterprises with convenient access to PA Route 28, which connects to Interstate 76 (the Pennsylvania Turnpike) the main east-west corridor. Additionally the property is fifteen minutes from downtown Pittsburgh.

MARKET OVERVIEW

The building is well located in the stabilized and established industrial park known as RIDC O'Hara, which services the local northern suburbs and conveniently located near the Pennsylvania Turnpike. Even though the majority of buildings in this park are older construction, the park stays consistently full with local companies and national tenants. There are over 130 companies and thousands of jobs at RIDC Industrial Park in O'Hara Township alone. It was RIDC's first development project, more than 60 years ago, and one of the first planned light industrial parks in the country. O'Hara is a prime real estate location in the competitive northeastern Pittsburgh submarket, houses are over 3.75 million square feet of office, industrial, manufacturing and warehouse space - and it has been home to many prominent tech start-ups that have become significant job creators in the region.

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310 ALPHA DRIVE

PITTSBURGH,, PA 15238



SECTION 1 // PROPERTY DETAILS

Sale Price	\$3,650,000
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LOCATION INFORMATION

Street Address	310 Alpha Drive
City, State, Zip	Pittsburgh,, PA 15238
County	Allegheny

BUILDING INFORMATION

Building Size	32,000 SF
NOI	\$288,564.00
Cap Rate	7.9
Occupancy %	100.0%
Tenancy	Single
Ceiling Height	16 ft
Year Built	1972
2023 Real Estate Taxes	\$38,688

PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Warehouse/Distribution
Zoning	Suburban Manufacturing District
Lot Size	2.8 Acres
APN #	0227-M-00040 & 0227-M-00045

PARKING & TRANSPORTATION

Number of Parking Spaces	60
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UTILITIES & AMENITIES

Lighting	85% LED
Roof	~ 25 years old
HVAC Equipment	~ 2 years old
Gas Provider	Peoples Natural Gas
Electric Provider	Duquesne Light
Water Provider	Fox Chapel Authority
Internet Provider	Comcast

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SECTION 1 // COMPLETE HIGHLIGHTS

510 ALPHEA DRIVE



PROPERTY HIGHLIGHTS

- Office Size: 7,000 SF
- Five Loading Doors
- Easy access to Route 28 and I76
- 100% Occupied
- Ample On-Site Parking
- \$288,564 NOI Annually
- NNN Lease
- Five (5) years remaining on initial term and two (2) five (5) year extensions
- ~25 Year Old Roof
- ~2 Year Old HVAC Equipment
- Gas Provider: Peoples Natural Gas
- Electric Provider: Duquesne Light
- Water Provider: Fox Chapel Authority
- Internet Provider: Comcast



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RIDC O'HARA INDUSTRIAL PARK

PITTSBURGH,, PA 15238



SECTION 1 // RETAILER MAP



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SECTION 1 // OFFICE PHOTOS



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SECTION 1 // WAREHOUSE PHOTOS



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SECTION 2 // LOCATION INFORMATION

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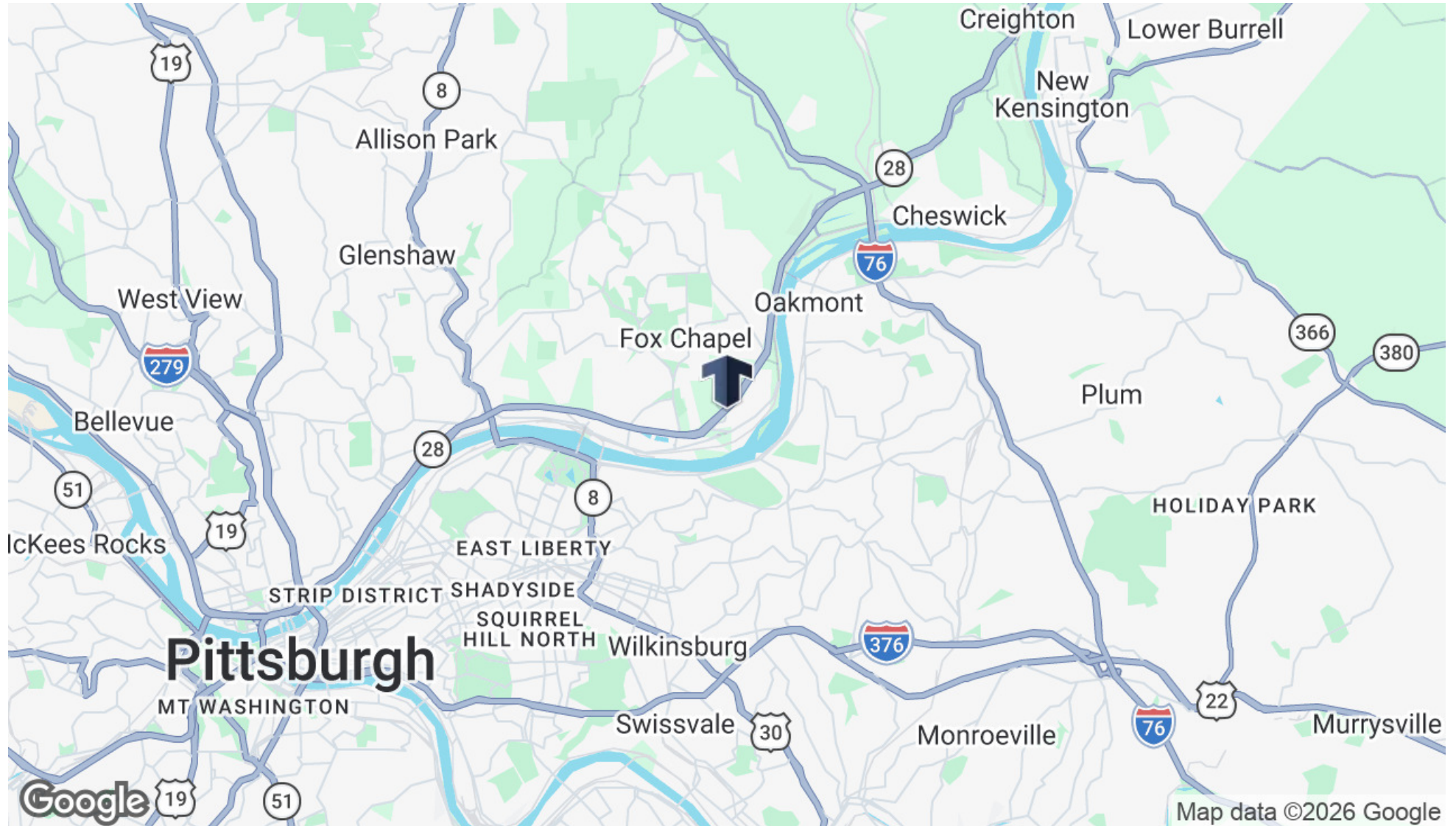
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SECTION 2 // REGIONAL MAP



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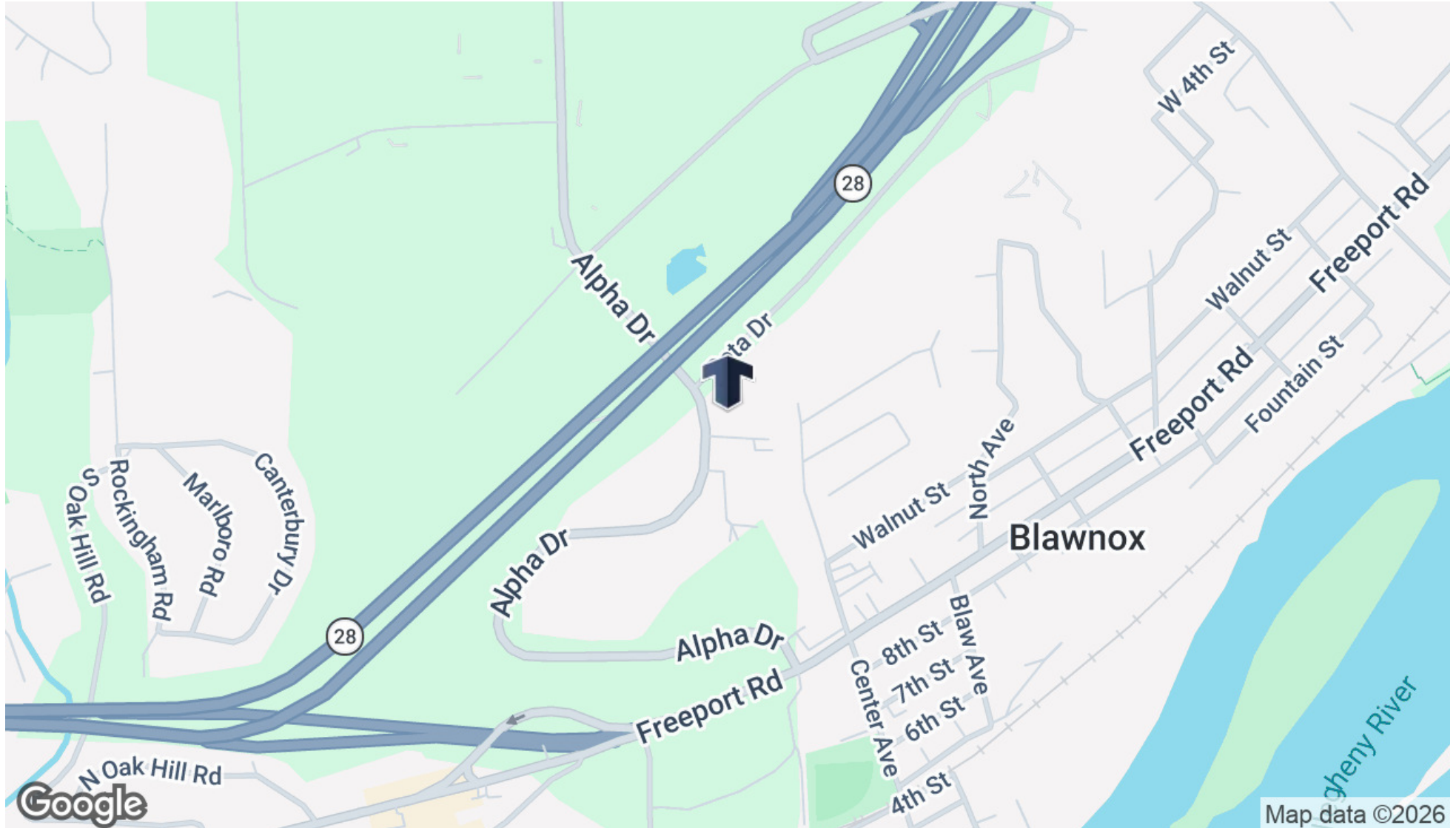
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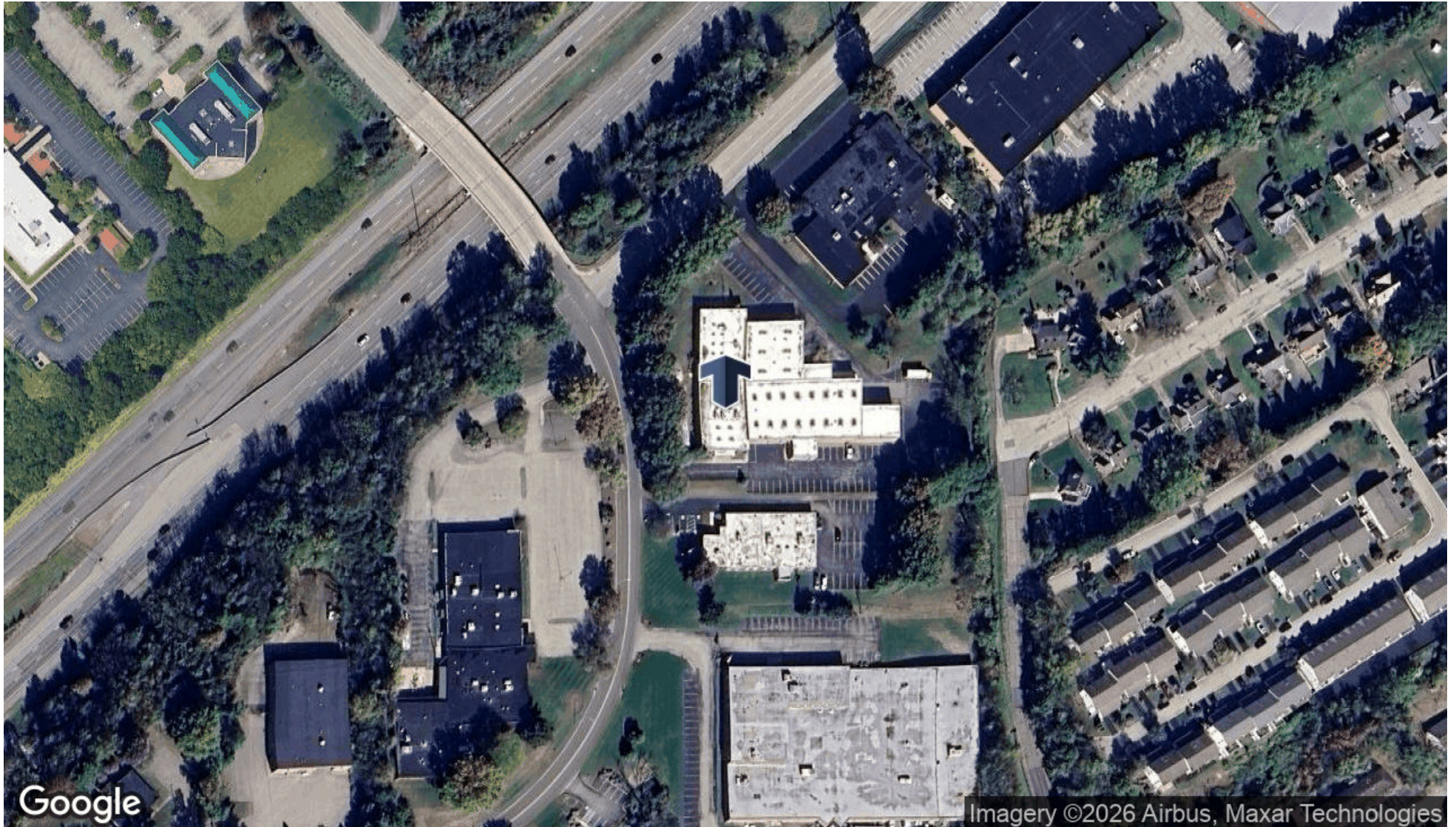
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SECTION 2 // AERIAL MAP



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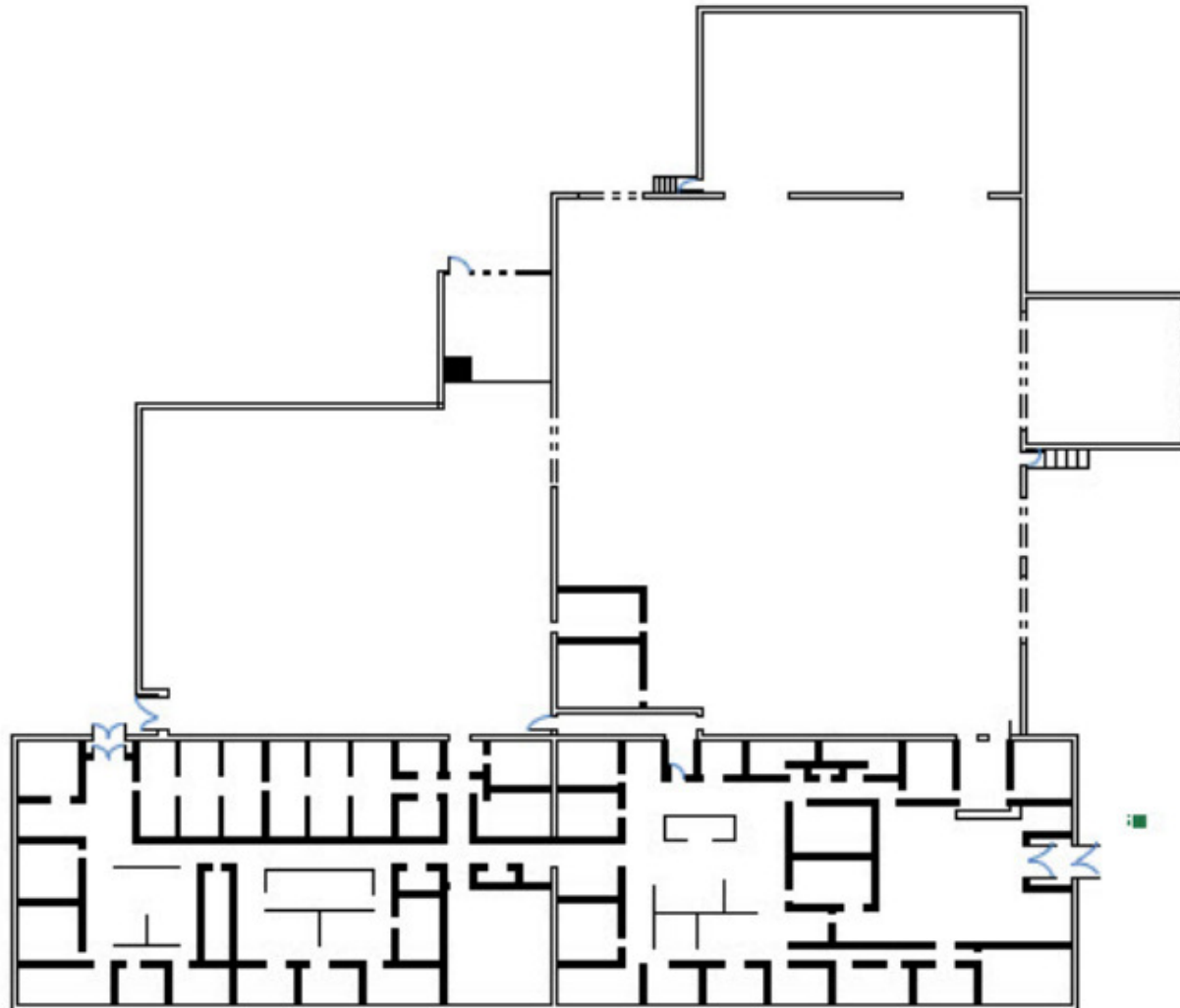
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SECTION 2 // SITE PLANS



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SECTION 3 // DEMOGRAPHICS

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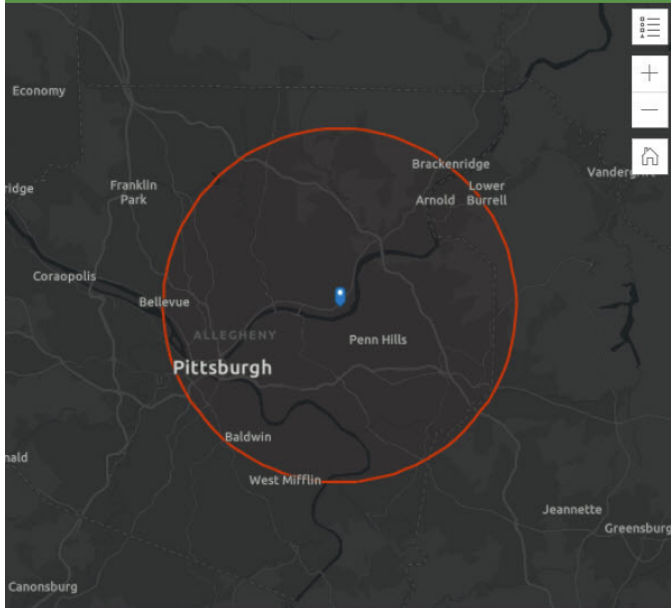


SECTION 3 // DEMOGRAPHICS

DEMOGRAPHIC PROFILE

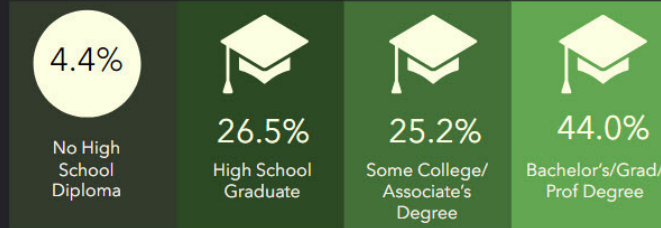
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Ring of 10 miles

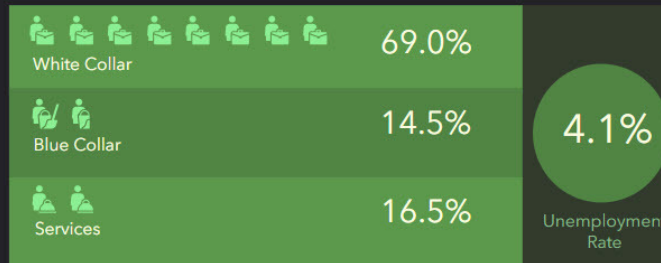


Source: This infographic contains data provided by Esri (2023, 2028).
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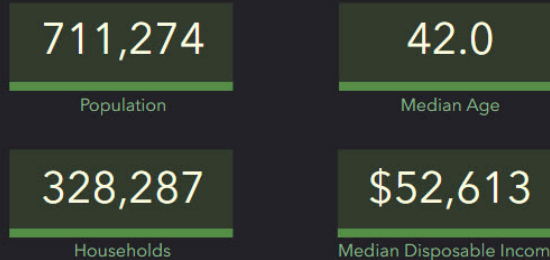
EDUCATION



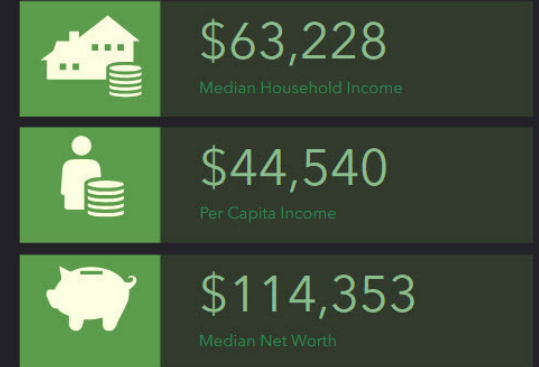
EMPLOYMENT



KEY FACTS



INCOME



HOUSEHOLD INCOME (\$)



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SECTION 3 // DEMOGRAPHICS



What's in My Community?

Places that make your life richer and community better

301 Alpha Dr, Pittsburgh, Pennsylvania, 15238 2
10 miles



This infographic was inspired by the visionary [Plan Melbourne](#) and the hyper proximity 20-minute neighbourhoods concept. Points of interest are grouped into civic themes which contribute to livability and community engagement.

Points of interest are sourced from [Foursquare](#) and updated 3 times per year. Each category shows a maximum of 1250 locations. © 2024 Esri

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