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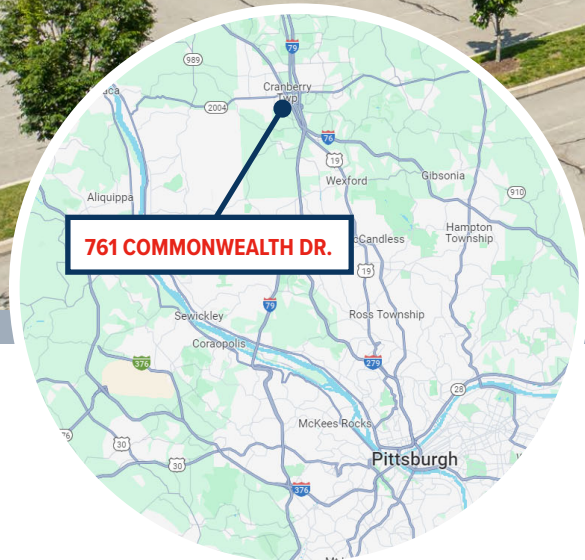
COMMONS AT THORN HILL - BUILDING 2

761 COMMONWEALTH DR. | CRANBERRY TOWNSHIP, PA 15086

8,668 SF

SUITE AVAILABLE

MODERN, FULLY CONDITIONED FLEX SPACE



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PROPERTY & BUILDING INFORMATION

MODERN SHOWROOM/FLEX SPACE

PROPERTY INFORMATION

PROPERTY SF	96,800 SF project in two buildings
AVAILABLE SF	8,668 SF - Demised Suite Building 2 1,950 SF - Office 6,718 SF - Warehouse
YEAR BUILT	2014
TIMING	Available 11/1/2024
OFFICE FEATURES	Functional and efficient existing office layout
DOCK DOORS	One (1) 9' x 10' dock door, equipped with a leveler, bumpers, and shelter
CLEAR HEIGHT	20'
SPRINKLER	Fully sprinklered - Wet system
POWER	225 AMP Panel of 480/227V 3 Phase, 4 Wire power
WAREHOUSE HVAC	Fully air conditioned warehouse space
ZONING	SP-1 within Cranberry Township
PARKING	150 common parking spaces in Building Two
CONSTRUCTION	Tilt-up concrete panel
USES	Flexible space configurations that can accommodate a wide range of uses including single story offices, R&D and light manufacturing
LOCATION	<ul style="list-style-type: none">• Cranberry Township, Butler County• Located in the highly desirable Thorn Hill Industrial Park• Visibility from I-76/PA Turnpike



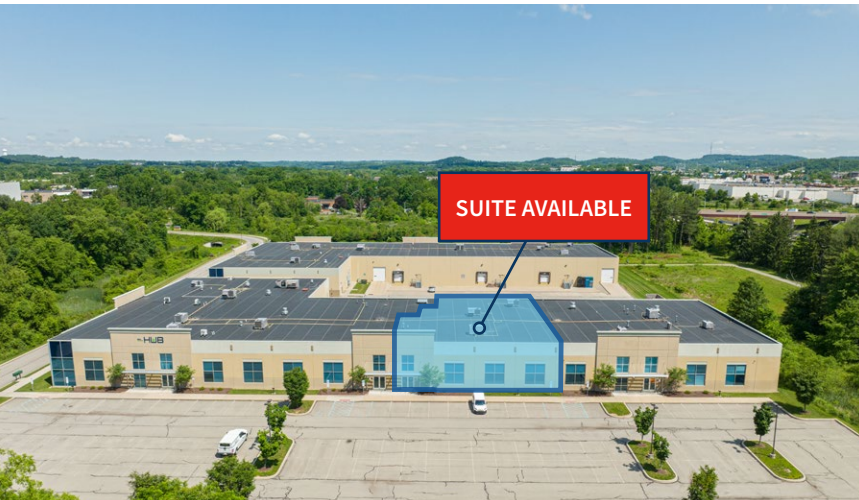
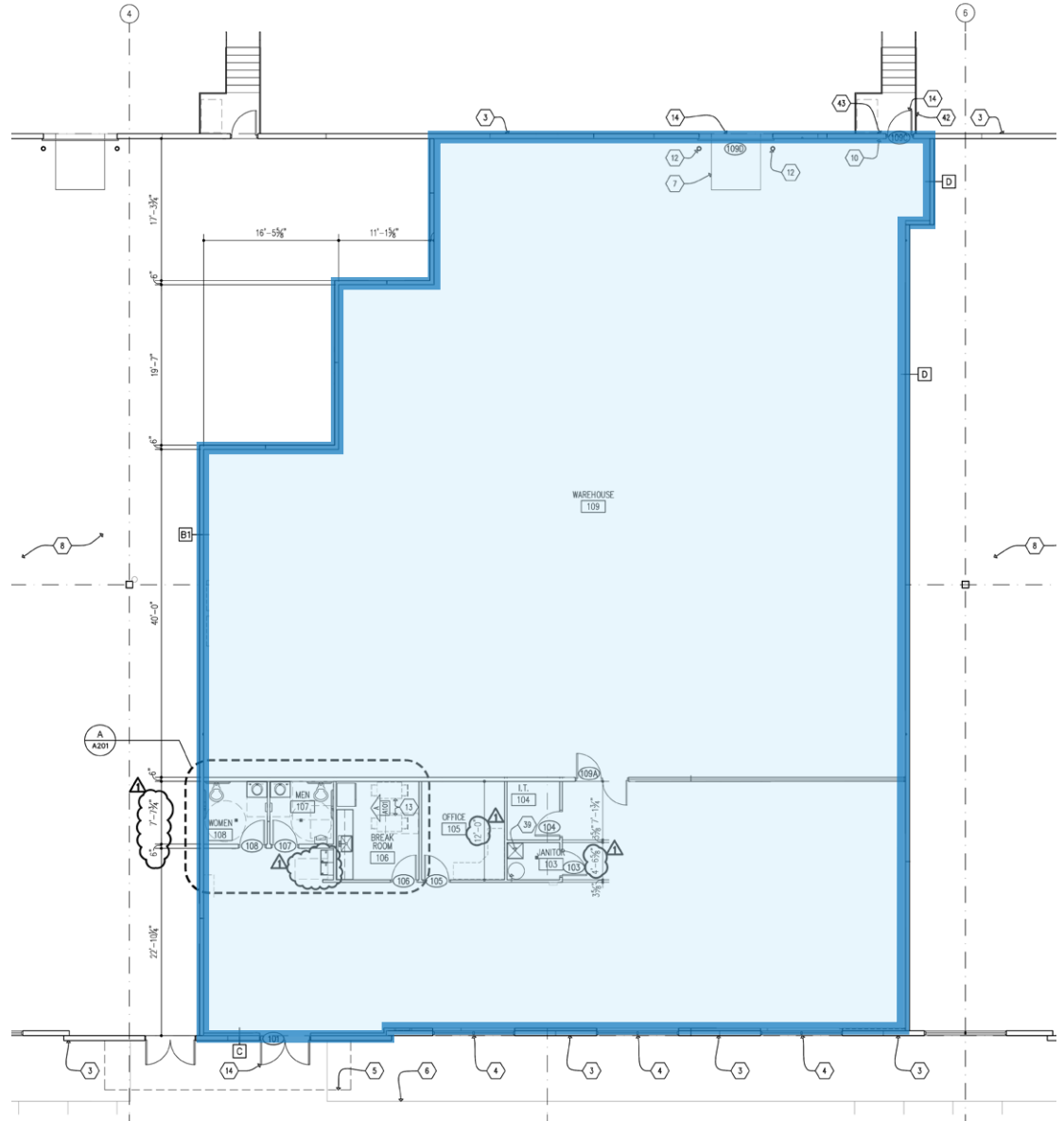
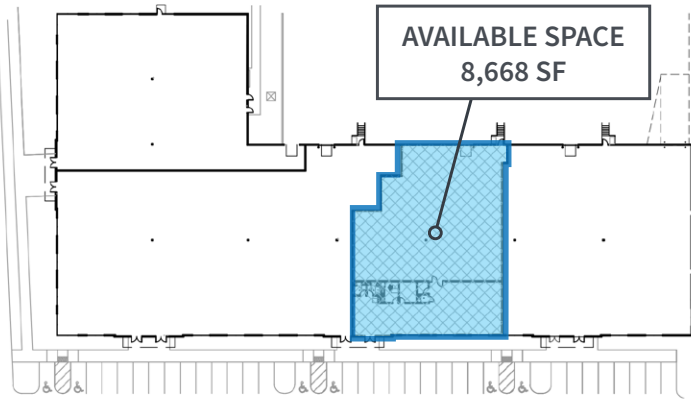
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FLOOR PLAN

8,668 SF AVAILABLE SUITE



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PROPERTY INFORMATION

8,668 SF AVAILABLE SUITE



- **Suite Available** – Class A flex space with built-out-office and warehouse
- **Functional, Clean Warehouse** – Fully conditioned, 20' clear height; dock high loading
- **Modern Office/Showroom** – Mix of private offices and open office space, production space, and a break-room
- **Excellent Highway Access** – One (1) mile to I-79, I-76 (PA Turnpike), Route 19 and Route 228

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NEARBY AMENITIES

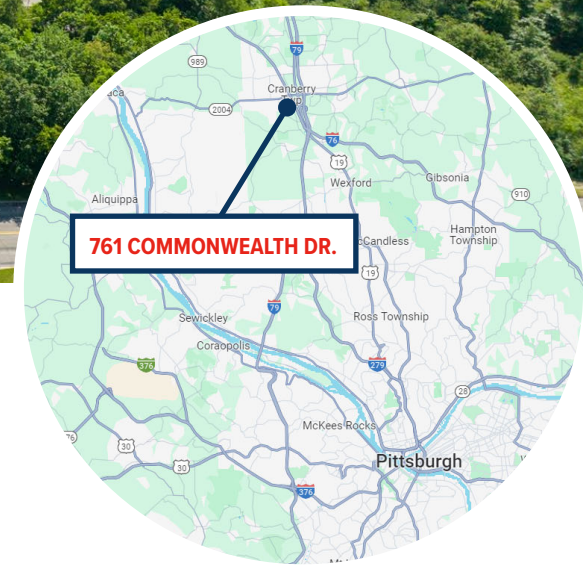
8,668 SF AVAILABLE SUITE



COMMONS AT THORN HILL



COMMONWEALTH DRIVE



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