



Brockway Commerce Center

55 HICKORY STREET, CANTON TOWNSHIP
WASHINGTON COUNTY, PA

Construction Timeline



Property Highlights

- Single-story masonry industrial building
- Initial construction of 100,000 SF expandable to 165,060 SF
- Minimum tenant size of 35,730 SF (subject to availability)
- Structural Steel System
- 32' clear height
- 52' x 40' primary column spacing with a 60' speed bay
- 9'x10' dock high doors; potential to install up to 49 dock high doors in total
- Two (2) Drive-in doors; potential to install additional
- 130' truck court
- Fully sprinklered
- 3% office allowance
- LED lighting
- Cambridge Air Rotation type heating units
- 1600 AMP; 480/277 Volt Electrical Service
- 190 parking spaces
- TPO Roof
- 6" Concrete floor with 3,500 PSI
- 8" Insulated concrete panel exterior walls

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THE BROCKWAY COMMERCE CENTER is a 100,000 SF light industrial building situated on 14 acres that is expandable to 165,000 SF with direct visibility to Interstate 70 (E/W). The property is located off West Chestnut Street to the South and Sheffield/Green Streets to the North. It can be accessed using the Jessop Place (Exit 16) of I -70 for cars, trucks, and tractor-trailers or the Chestnut Street (Exit 15) of I -70 for cars.

Utility Providers:

Electricity: West Penn Power

Gas: Columbia Gas

Water: PA American Water

Sewer: Washington Joint Authority

Voice/Data: Verizon/Comcast

Real Estate Tax Information

Land: \$545,840
Building: \$0 (To Be Determined)
Total: \$545,840

Canton Township	.60 mills	\$328.00
Washington County	2.43 mills	\$1,326.00
Trinity Schools	<u>16.21 mills</u>	<u>\$8,484.07</u>
Total	19.24 mills	\$10,138.07 (\$.10/SF)

Zoning: Mixed Use – M-1, M-2, C-3

Financial Terms

NNN Rent: Price to Suit

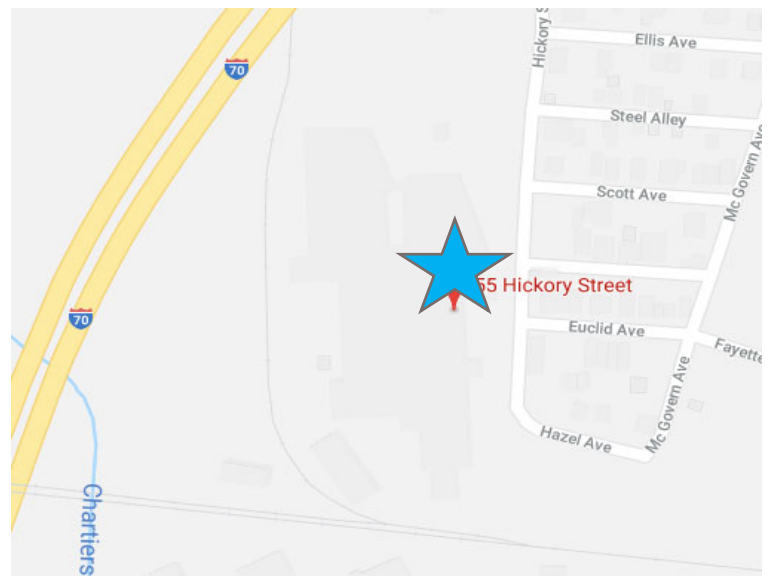
Estimated Real Estate Taxes: \$1.25/SF
 (subject to final assessment)

Estimated CAM Charges: \$.70/SF

Note: Final lease terms to be a function of office improvements, demising costs, lease term and tenant credit.

Availability:

Vertical construction for initial 100,000 SF on schedule with Q1 2025 target completion date and Q2 2025 tenant occupancy.



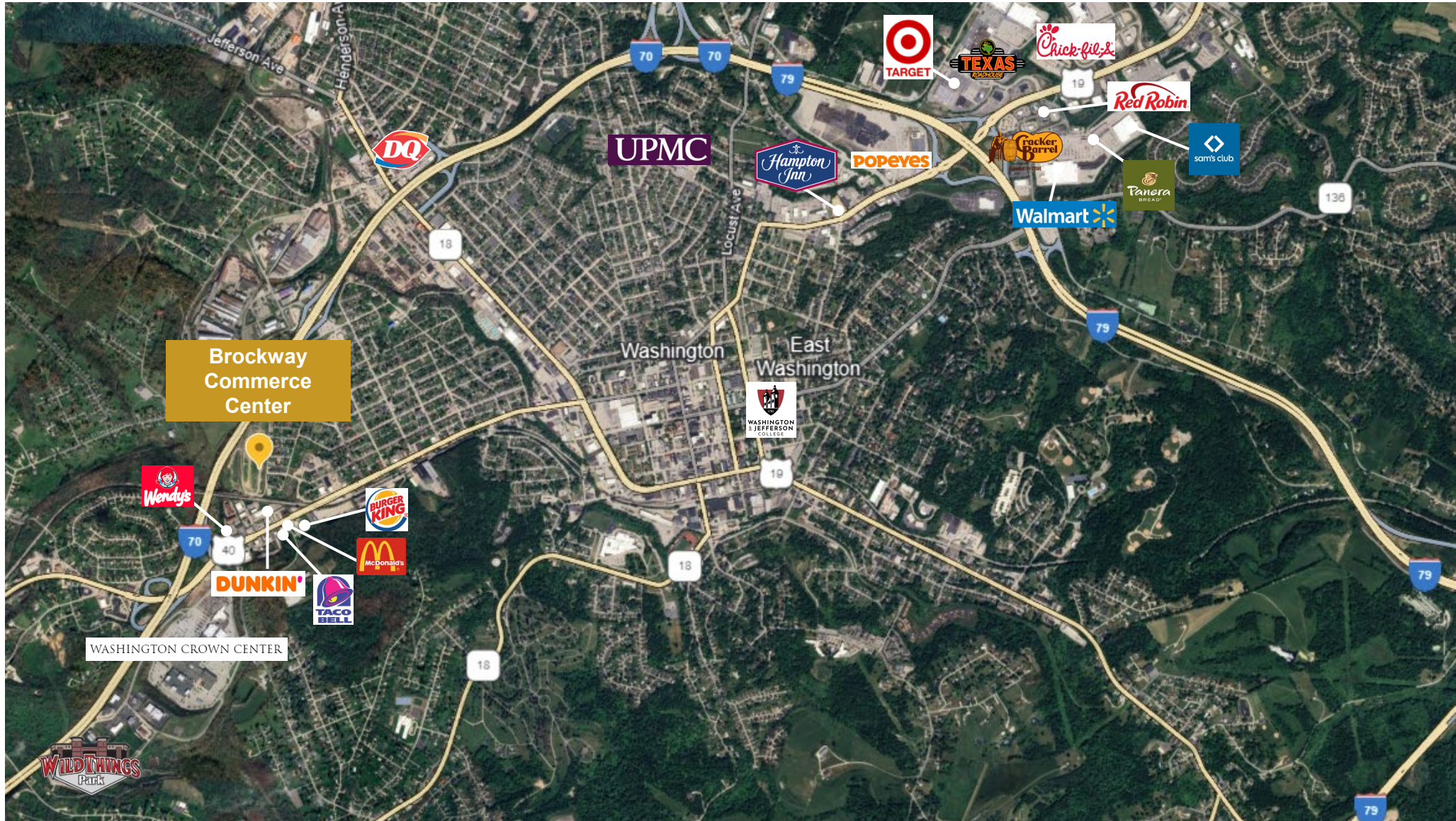
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