

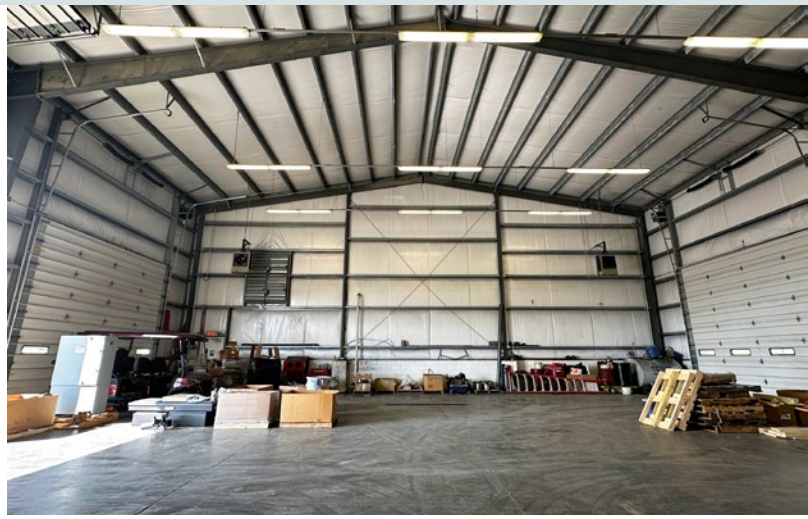
INDUSTRIAL BUILDING FOR LEASE

400 APLHA DRIVE, CANONSBURG, PA 15317



CHARTIERS INDUSTRIAL PARK

- 14,000± SF structural steel building on 2 acres
 - Available 6/1/2024
- Includes 4,000± of office space:
 - 17 private offices
 - Large bullpen
 - Conference room
 - Break room
- Key tenants in park include: NOV, Heavy Iron Oilfield Services, Sentry Wellhead Systems
- Lease Rate: \$14,00/SF, NNN
- Taxes: \$1.00/SF, annually



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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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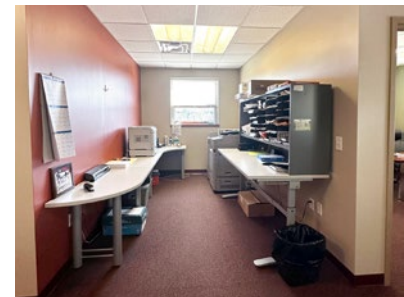
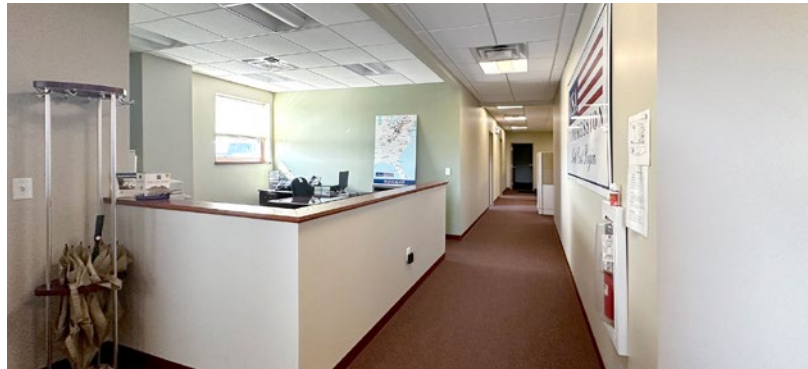
14,000± TOTAL SF



WAREHOUSE SPECS

Clear Height	28'
Floor Thickness	7" reinforced floors
Drive-In Doors	5 total (14'x18'); 2 drive-through bays
Power	3-Phase heavy power
Utilities	Propane, Lighting, Sewer, Water
Other Features	<ul style="list-style-type: none">• Wash bay with floor drains• Oil/Water separator

INCLUDES 4,000± SF OFFICE



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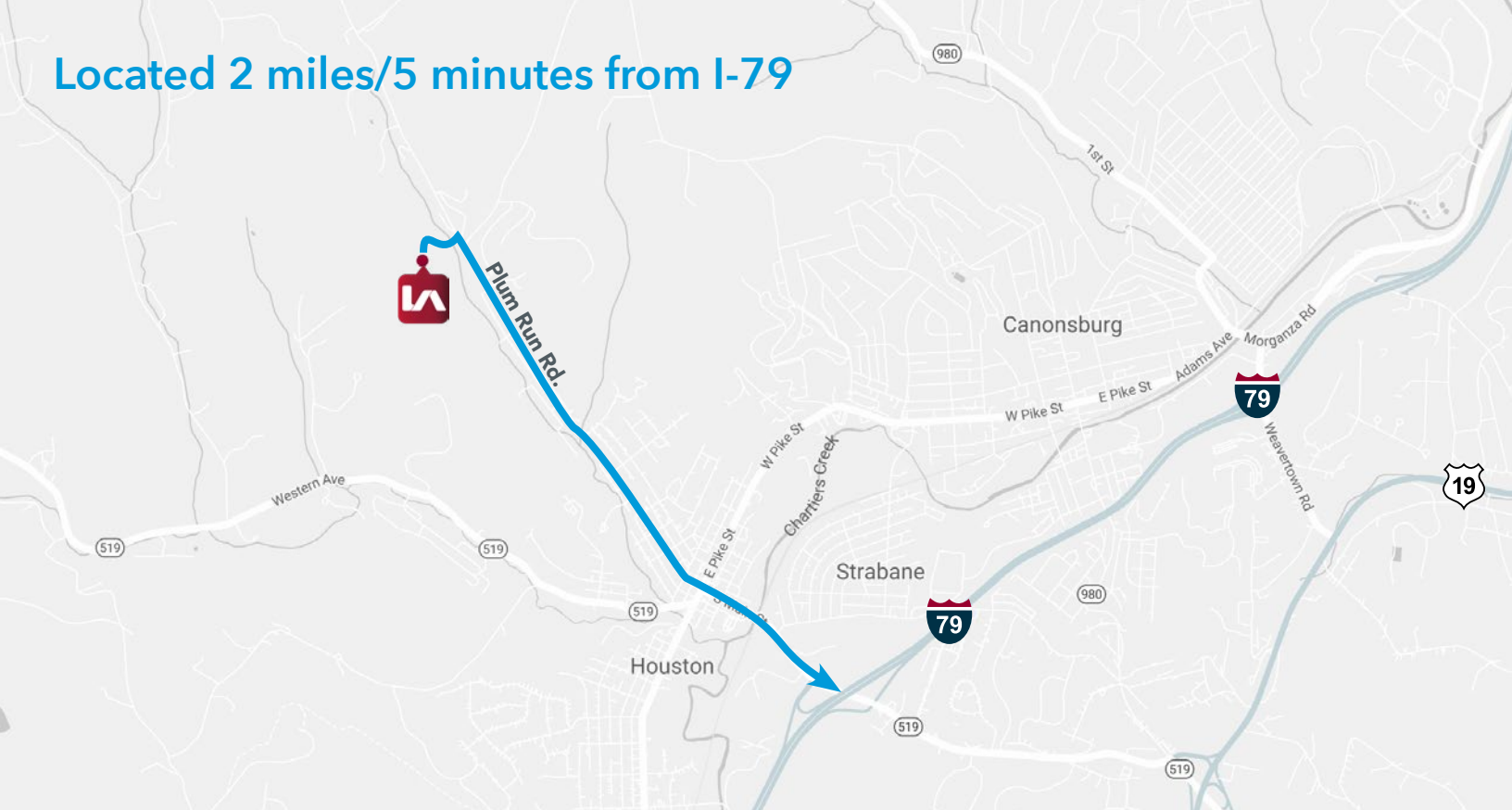
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Located 2 miles/5 minutes from I-79



LOCATION HIGHLIGHTS

DRIVING DISTANCES

I-79	2 miles (±7 minutes)
I-70	7.2 miles (±12 minutes)

- Located in a professionally maintained industrial park in Washington County, PA
- 6 miles from Southpointe
- Close proximity to several energy sites, such as MarkWest Energy Partners' Canonsburg location



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