

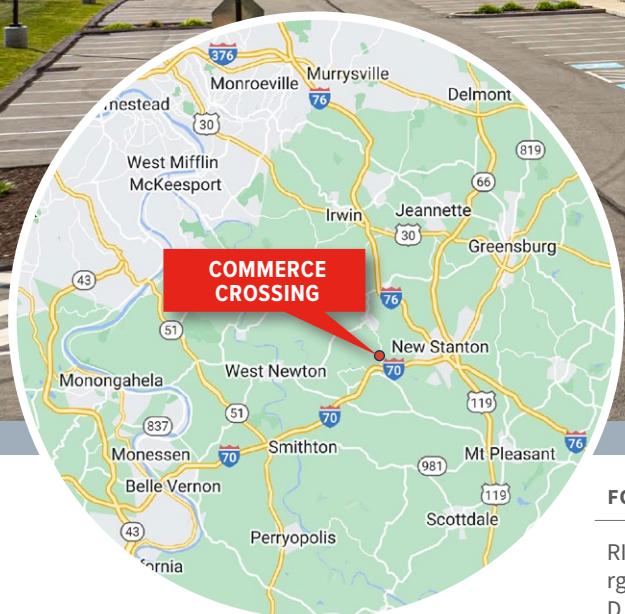
AVAILABLE

COMMERCE CROSSING BUSINESS CENTER

737 WALTZ MILL ROAD, SEWICKLEY TOWNSHIP, PA 15679

250,200 SF AVAILABLE

NEW CLASS A INDUSTRIAL WAREHOUSE



FOR MORE INFORMATION:

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NEW CONSTRUCTION

BUILDING SF	250,200 SF
CONSTRUCTION	Pre-cast concrete panels
SITE SIZE	26.3 acres
TRUCK COURT	135'
ZONING	M-T Manufacturing - Technology

BUILDING Specs

AVAILABLE SF	250,200 SF
BUILDING DIMENSIONS	834'w x 300'd flexible design
MINIMUM SUBDIVISION	66,300 SF
OFFICE SPACE	Build-to-suit (BTS)
PARKING (CARS)	119 spots
TRAILER PARKING	Up to 26 trailer spaces
COLUMN SPACING	56' x 60'
CLEAR HEIGHT	32'
DOCK DOORS	Twenty-five (25) 9' x 10' dock high doors; plus twenty-five (25) future dock positions
DOCK EQUIPMENT	30,000 lb mechanical levelers; shelters, bumpers, and track guards in place
DRIVE-IN DOORS	Two (2) 12' x 14' grade level doors
SPRINKLER	ESFR with K-17 heads
WAREHOUSE HVAC	Gas-fired heating units
LIGHTING	LED
FLOOR SLAB	6" concrete floor; 3,500 PSI
ROOF	TPO roof system

BUILDING Specs

250,200 SF MODERN WAREHOUSE

**LOCATION HIGHLIGHTS**

- Excellent interstate access to I-70 and I-76/PA Turnpike
- Strong area for industrial development in Westmoreland County
- In close proximity to numerous freight and trucking facilities

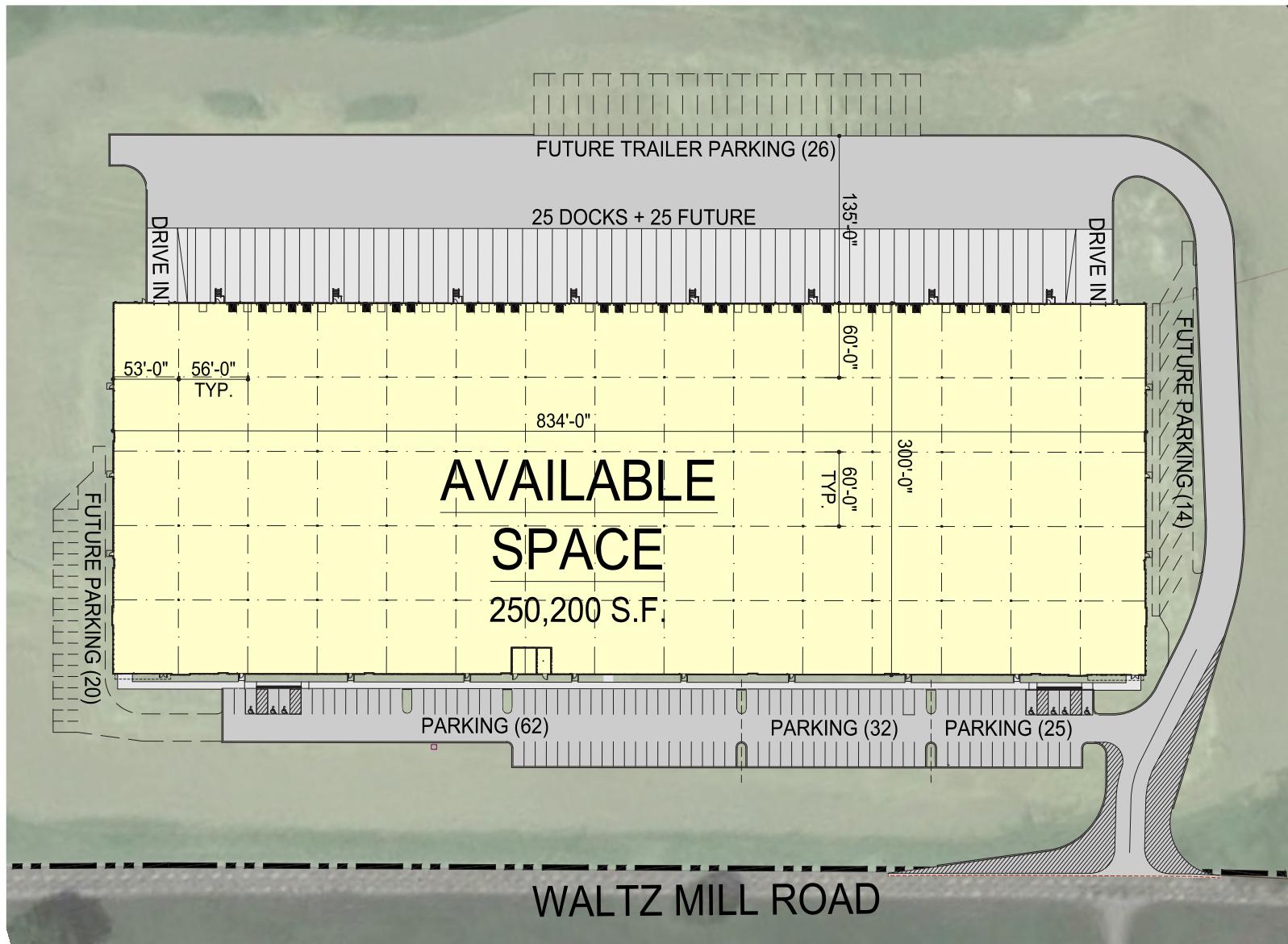
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SITE PLAN

250,200 SF AVAILABLE SPACE



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LOCATION / LOGISTICAL AMENITIES

EXCELLENT INTERSTATE ACCESS



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