

INDUSTRIAL BUILDING FOR LEASE

100 BETA DRIVE, CANONSBURG, PA 15317



CHARTIERS INDUSTRIAL PARK

- 14,000± SF (70' x 200') structural steel building on 2.15 acres
 - Immediately available
- Includes 2,100± SF of office space (30' x 70'):
 - (5) private offices
 - Conference room
 - (2) bathrooms
 - Kitchen/break room
 - IT closet
- Key tenants in park include:
NOV, Heavy Iron Oilfield Services
- Lease Rate: \$12.00/SF, NNN
- Taxes: \$1.00/SF, annually

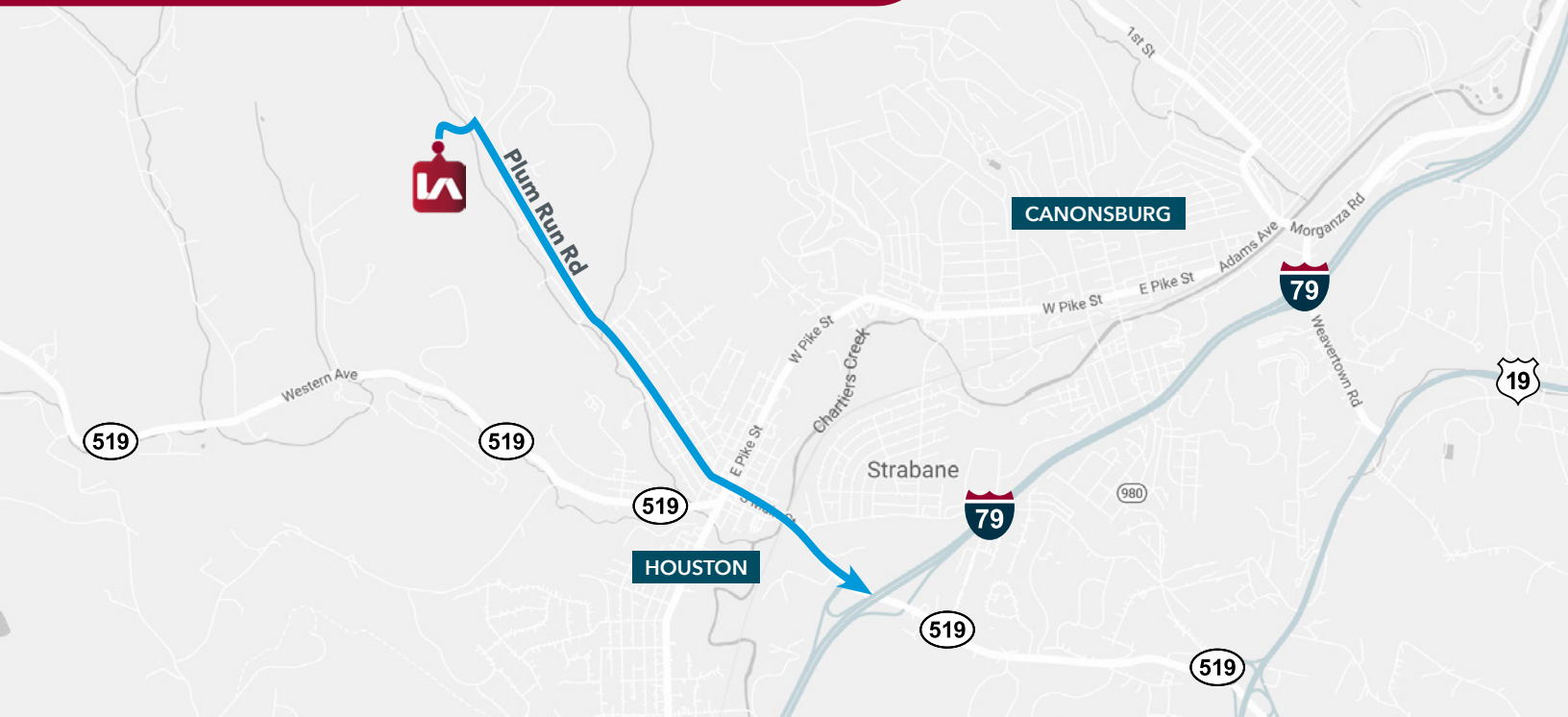


R.T. WALKER

rtwalker@lee-associates.com

C 412.805.0117

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



R.T. WALKER

rtwalker@lee-associates.com

C 412.805.0117

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.