



SECURE UNDERGROUND SPACE FOR LEASE

WAMPUM UNDERGROUND

1605 OLD ROUTE 18, WAMPUM, PA 16157



Presented By:

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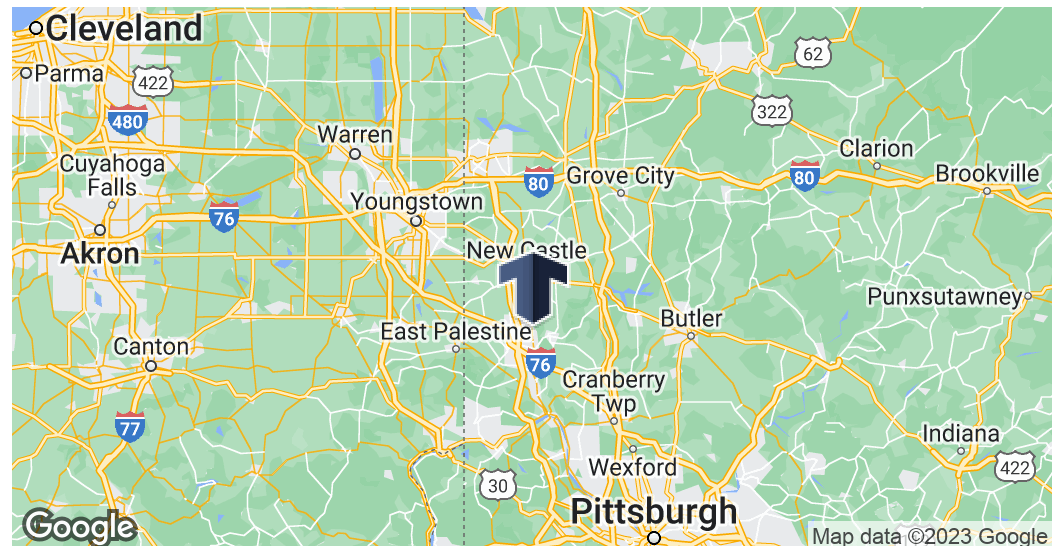
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$3.50 - \$5.00*
Facility Size:	2,500,000 SF
Available SF:	6,000 - 635,000 SF
Lot Size:	318 Acres
Year Built:	1870 - 1950
Renovated:	1985 - 2020

*Based on Term & Improvements

PROPERTY OVERVIEW

Located minutes from the Pennsylvania Turnpike in southern Lawrence County, the Wampum Underground Commerce Center encompasses over 2,500,000 SF of secure industrial and warehousing space. The underground nature of the facility provides a consistent temperature and humidity in an environment protected from the elements - which translates into exceptionally low operating costs resulting in favorable economics for users across a wide array of industries.

With a robust lineup of local, regional and global companies in place, new ownership plans to expand Wampum Underground's space by over 600,000 square feet in the coming years. Whether you need raw, unconditioned storage area, or built-to-spec assembly space - Wampum Underground has a solution for your operation.

PROPERTY HIGHLIGHTS

- Constant Climate (55° F) & Humidity Controlled
- Low Operating Costs
- Secure, Access-Controlled Facility
- Great Highway Access
- Free-trade zone
- Professional and Responsive On-Site Management

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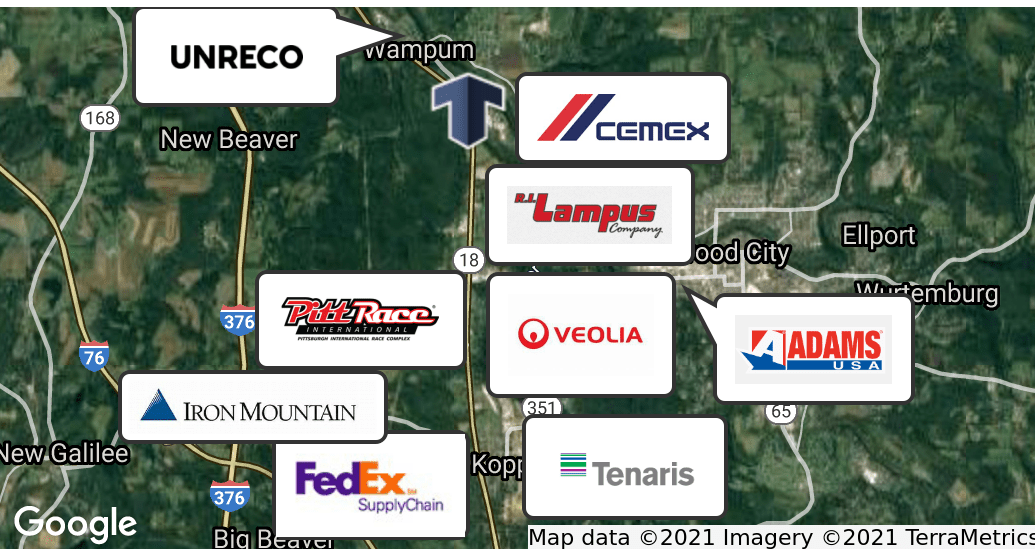
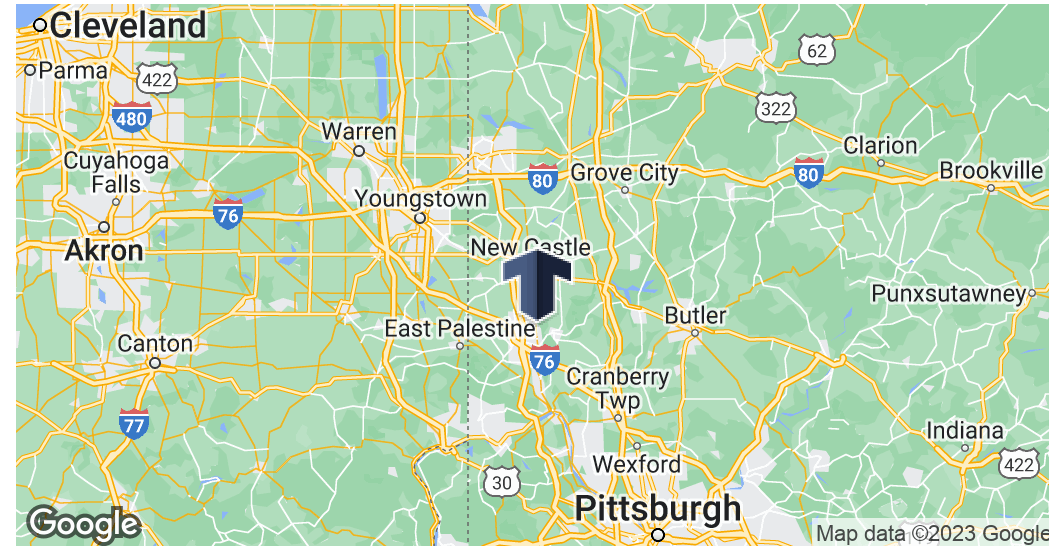
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KEY LOCATION

GREAT PROXIMITY

- 4.1 miles to PA Turnpike (I-76)
- 5.5 miles to I-376
- 16 miles to I-79
- 25 miles to I-80
- 28 miles to Youngstown, OH
- 33 miles to Pittsburgh Int'l Airport
- 40 miles to Downtown Pittsburgh, PA
- 47% of USA Population within 8-Hour Drive



NOTEWORTHY NEIGHBORS

- CEMEX USA (NYSE: CX)
- FedEx Supply Chain (formerly GENCO)
- Iron Mountain (NYSE: IRM)
- Tenaris (NYSE: TS)
- Veolia (OTCMKTS: VEOEY)
- Universal Refractories Corp
- Pittsburgh International Race Complex
- Adam's Manufacturing

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SERVICE & SECURITY



PROFESSIONALLY STAFFED

Our hands-on ownership, on-site management team and facility staff of 10 dedicated employees boast a combined 100 years of subsurface development, logistics expertise, and handling services.



SECURE FACILITY

- Call-for-access gated entrances
- 24-hr video surveillance
- Protection from the elements & natural disasters
- Fire-proof rooms
- Sprinkler system
- Additional security enhancement options



SERVICES OFFERED

- Warehouse management
- Inventory control
- Shipping and receiving
- Pallet consolidation
- Material sorting
- Floor loading
- Order fulfillment

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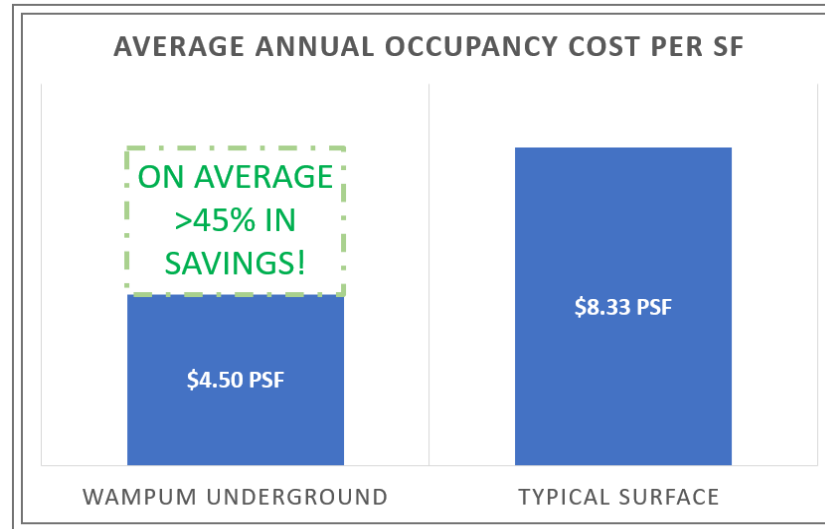
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COST SAVINGS



COST COMPARISON - WAMPUM UNDERGROUND VS. SURFACE BUILDING

+/- 25,000 SF	WAMPUM UNDERGROUND	TYPICAL SURFACE BUILDING
BASE RENT	\$3.50 - \$5.00 PSF	\$5.00 - \$7.00 PSF
UTILITIES	\$0.25 (Electric)	\$0.75 - \$1.25 PSF
SECURITY	Included in Base Rent	\$0.05 - \$0.10 PSF
CAM	Included in Base Rent	\$0.25 - \$0.40 PSF
REAL ESTATE TAXES	Included in Base Rent	\$0.50 - \$1.00 PSF
INSURANCE	Included in Base Rent	\$0.15 - \$0.20 PSF
GROSS	\$3.75 - \$5.25 PSF	\$6.70 - \$9.95 PSF

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LEASE SPACES



LEASE INFORMATION

Lease Type:	Modified Gross	Lease Term:	Negotiable
Total Space:	10,000 - 635,000 SF	Lease Rate:	\$3.50 - \$5.00*

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
6,000 SF Flex/Warehouse - Immediate Availability	6,000 SF	Modified Gross	\$3.50 - \$6.00 SF/yr
15,000 SF Flex/Warehouse - Immediate Availability	15,000 SF	Modified Gross	\$3.50 - \$6.00 SF/yr
55,000 SF Flex/Warehouse - Immediate Availability	55,000 SF	Modified Gross	\$3.50 - \$8.00 SF/yr
Expansion A - Available Early 2024	10,000 - 135,000 SF	Modified Gross	\$3.50 - \$5.00 SF/yr
Expansion B - Available Early 2024	10,000 - 230,000 SF	Modified Gross	\$3.50 - \$5.00 SF/yr

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TARGETED INDUSTRIES

A graphic showing a blue, glowing, low-poly globe with a network of white lines connecting various points on its surface, set against a dark blue background with faint star-like specks.

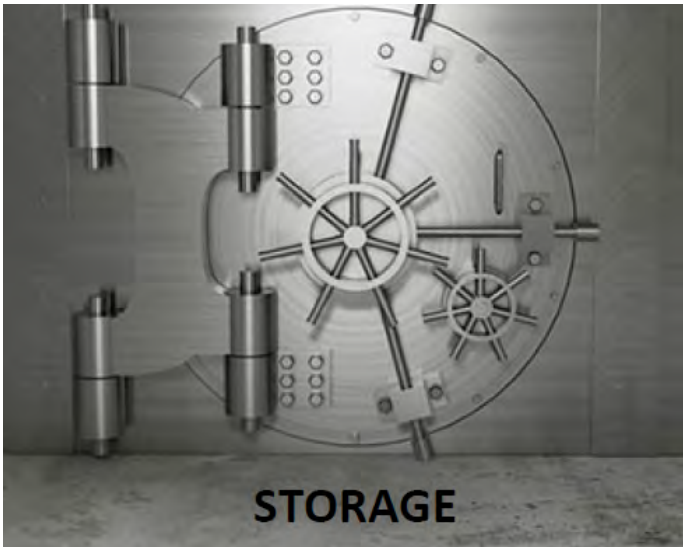
E-COMMERCE

A photograph of a long, narrow aisle in a cellar or warehouse. The walls and ceiling are lined with rows of wooden wine barrels. A single barrel is prominently displayed on a small wooden stand in the center of the aisle.

FOOD & BEVERAGE STORAGE

A photograph of a person's hand interacting with a piece of medical equipment, possibly an infusion pump or a similar device, in a clinical setting. The equipment has a screen and various buttons and dials.

**PHARMACEUTICALS
&
MEDICAL DEVICES**

A photograph of a large, heavy-duty metal safe or vault door. The door is circular with a complex locking mechanism, including a large hand crank and several smaller dials and bolts.

STORAGE

A photograph of a modern, brightly lit industrial manufacturing or assembly plant. The floor is clean and white, with various pieces of machinery, workstations, and equipment arranged in rows.

**LIGHT MANUFACTURING
&
ASSEMBLY**

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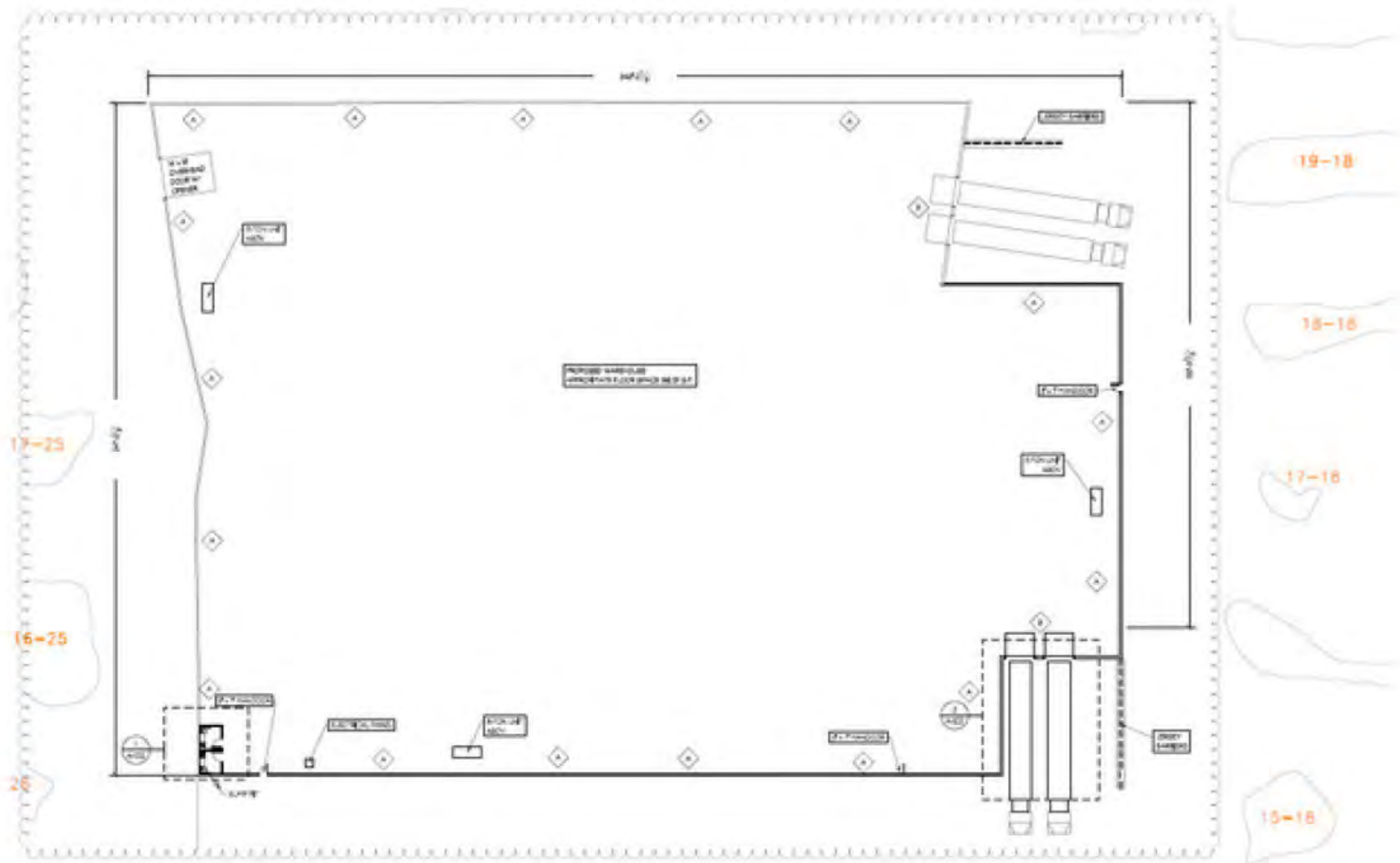
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FLOOR PLANS



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ADDITIONAL PHOTOS



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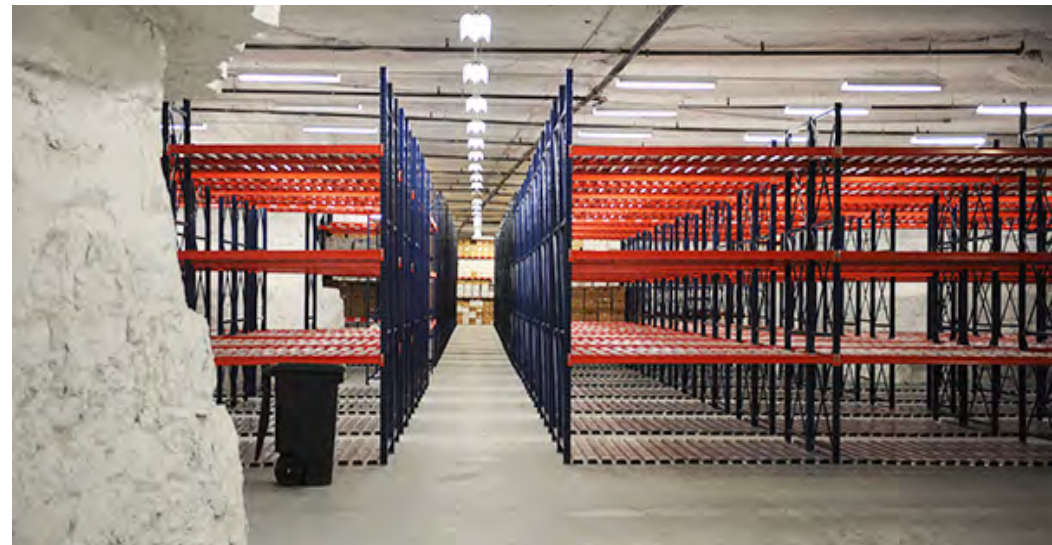
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