

FOR SUBLEASE



JACKSON DISTRIBUTION CENTER

108 TOMLINSON DRIVE | ZELIENOPLE, PA

OXFORD
REALTY SERVICES, INC.

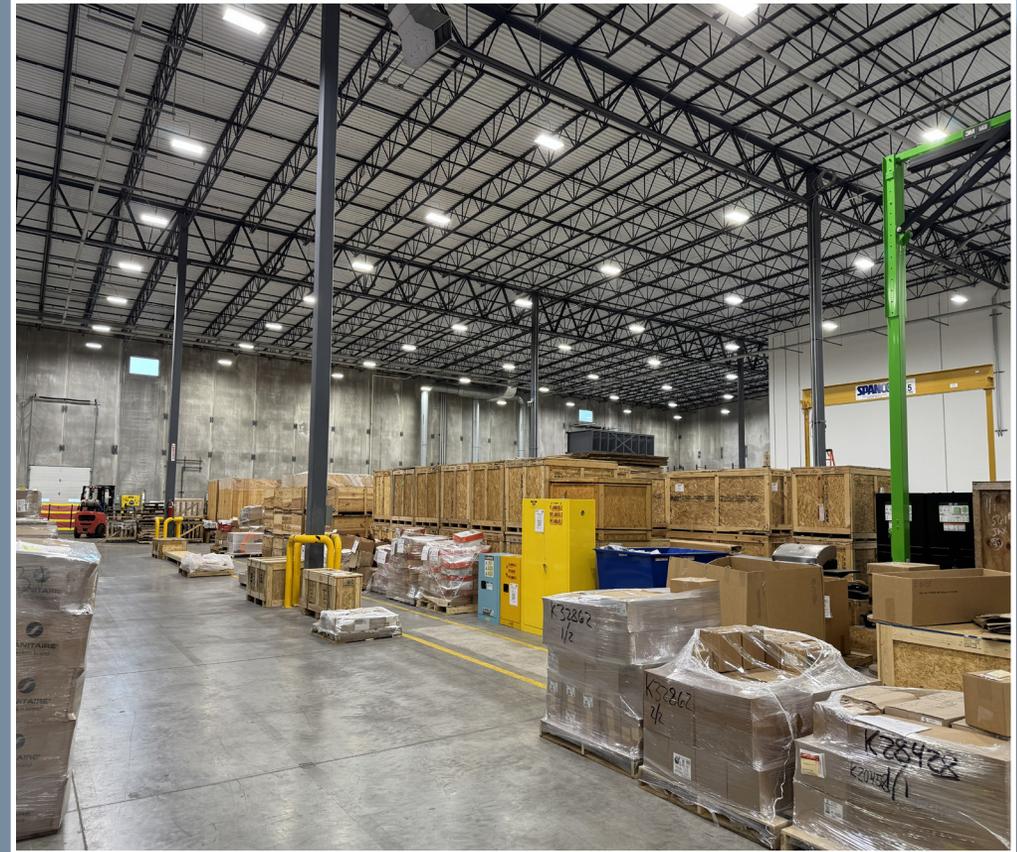
PROPERTY DESCRIPTION

PROPERTY SUMMARY

| | |
|---------------------|--|
| Available Premises: | ±50,000 SF Total 12,000 SF Office 38,000 SF Warehouse |
| Year Built: | 2019 |
| Clear Height: | 32' |
| Truck Court: | 125' depth |
| Electrical Service: | 1,600 Amps / 480V / 3 Phase |
| Life Safety: | ESFR Sprinkler System |
| Loading Docks: | Four (4) - 9' x 10' |
| Drive In Door: | One (1) - 12' x 14' |
| Signage: | Available |

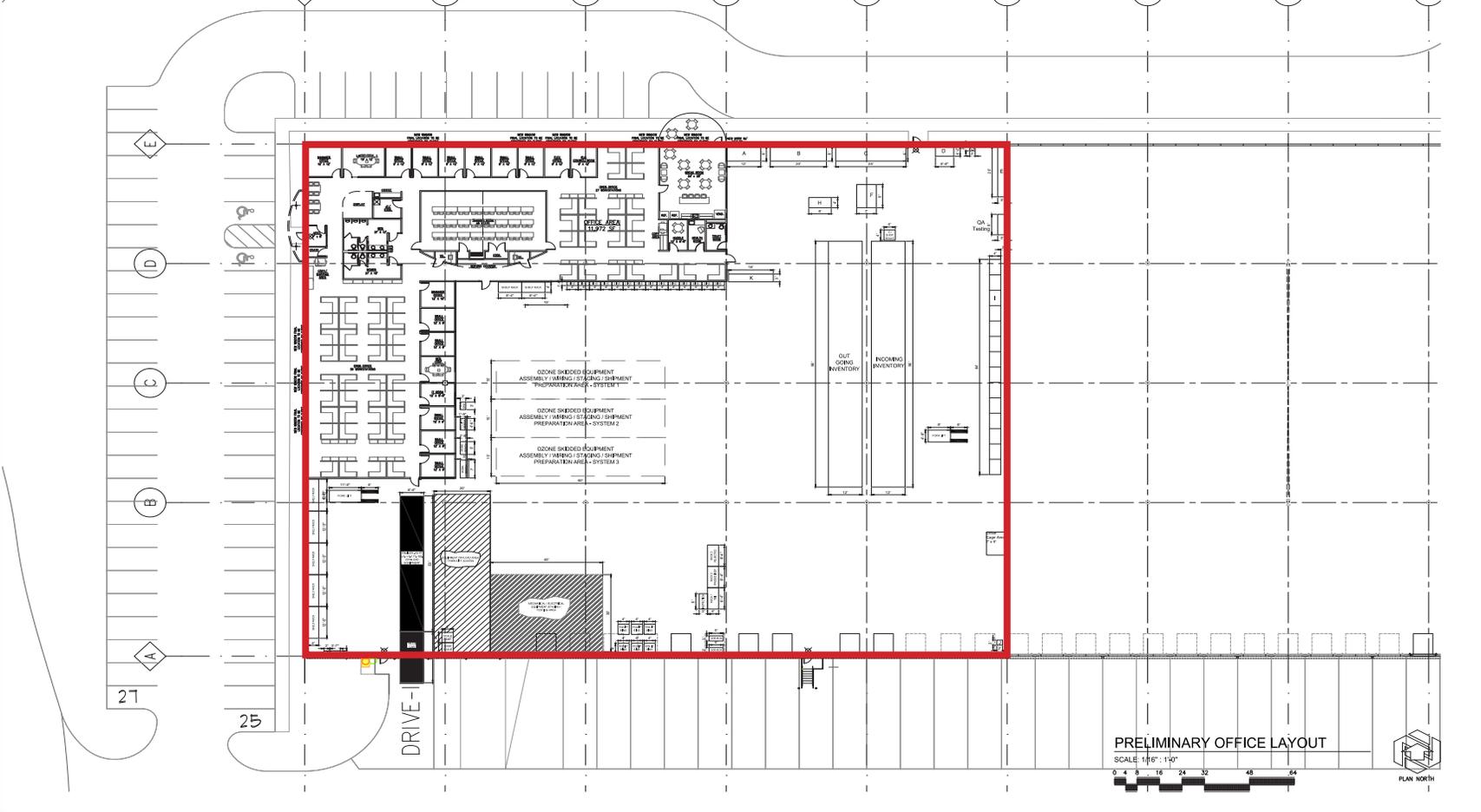
PROPERTY HIGHLIGHTS

- High clear distribution facility with 32' clear height
- Modern office build out in place
- Heavy 1,600A / 480V / 3 Phase power
- Combination dock high and drive in loading
- 125' truck court accommodates tractor trailer circulation
- Functional layout for distribution, logistics, assembly, or light manufacturing
- Long term sublease availability through 12/31/2031



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FLOOR PLAN



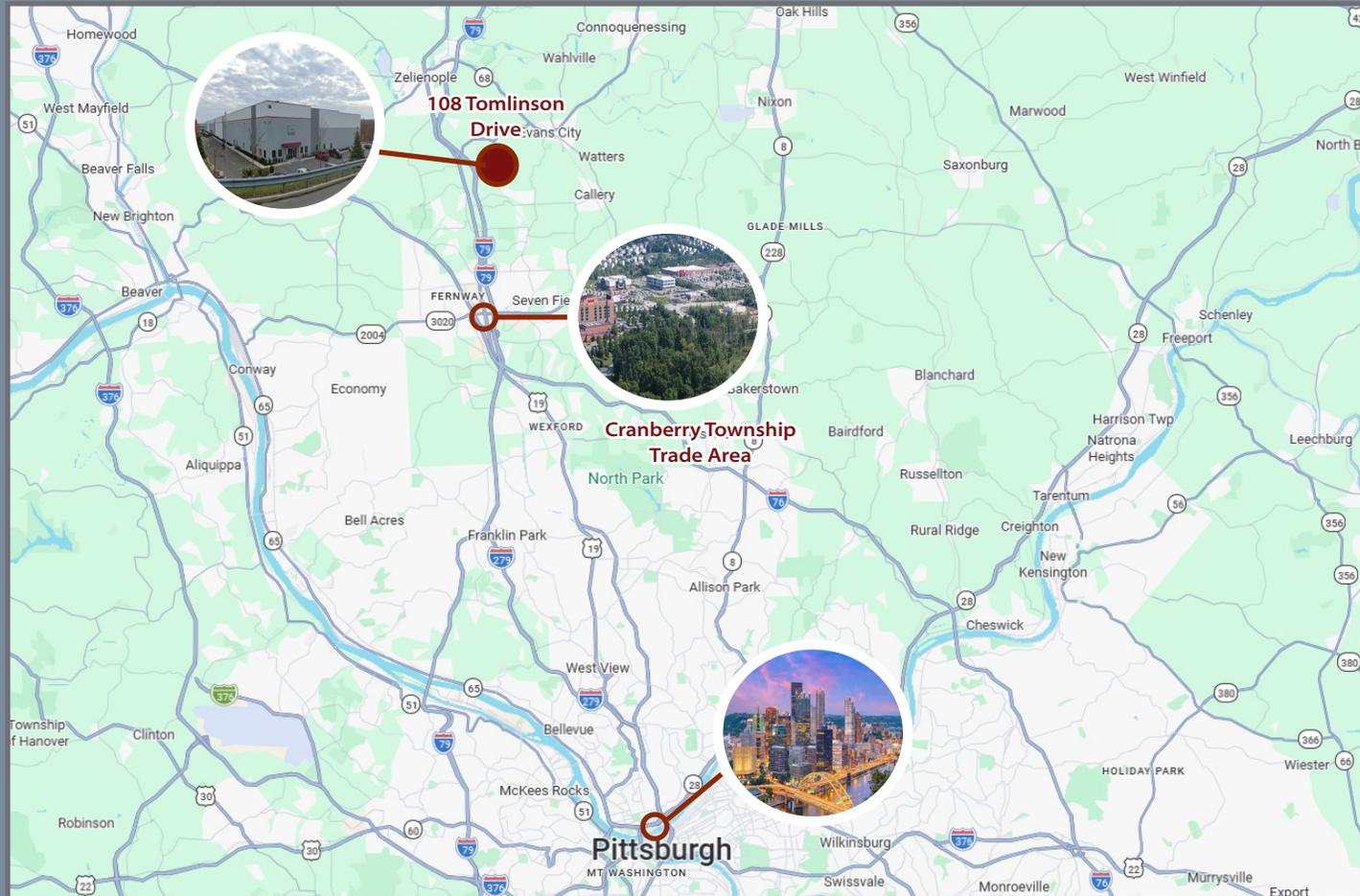
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INTERIOR PHOTOS



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PROPERTY LOCATION



PROXIMITY

- Distance to I-79 - 0.7 Miles
- Distance to PA Turnpike - 9 Miles
- Distance to Route 8 - 16 Miles
- Distance to Downtown Pittsburgh - 26 Miles
- Located 10 Minutes to Cranberry Township Trade Area, which includes an abundance of hotels, restaurants and shops

For more information please contact:

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