



## FOR LEASE OR SUBLEASE – 21,000 SF Office/Showroom/Warehouse

**250 West Kensinger Drive, Suite 200  
Cranberry Township, PA 16066**

250 West Kensinger Drive is a 105,000 SF Class A Light Industrial/Assembly Space of which 21,000 SF is Available. The property has easy access to Route 19, I-79 and I-76. Cranberry Business Park offers ample parking and is in move-in condition.

### **Property Highlights**

- 21,000 SF Available (100' Wide x 210' Deep)
- 2,500 SF Office; 18,500 SF Warehouse
- 50' x 50' Column Spacing; 60' at Dock Bay
- 28' Clear Ceiling Height
- 6" Reinforced Concrete Floor
- Insulated Precast Exterior Wall Panels
- Insulated Membrane Roof System (20-year warranty)
- 2 Dock-high Doors with Levelers and Seals
- 10-ton crane with 50' span and 150' run
- Grade Level Door with Ramp
- 120/208 V; 480 V; 3 Phase Service
- K-17 ESFR – Sprinkler System
- T-8 Lighting
- 50' Concrete Apron
- 130' Truck Court
- Ample Parking

*For information, please contact:*

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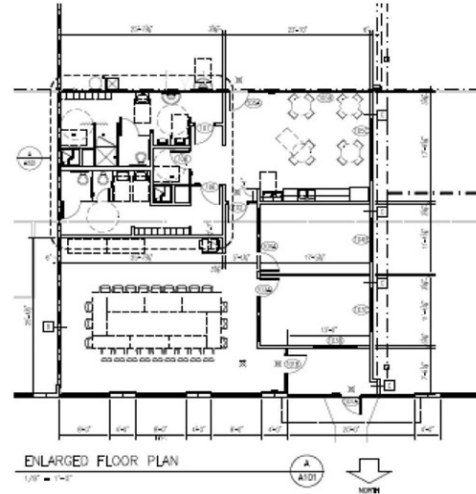
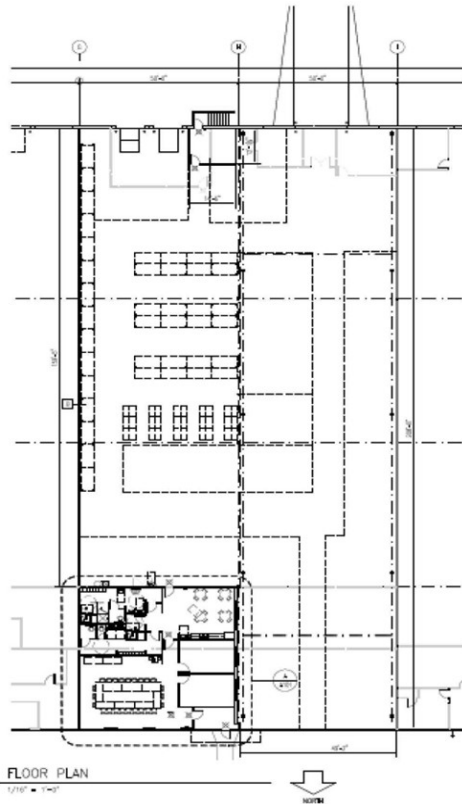
[nmrk.com](http://nmrk.com)

# NEWMARK

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250 West Kensinger Drive, Suite 200



**Remaining Sublease Term:** January 31, 2029

**Direct Lease:** Landlord will consider a direct lease, subject to terms and credit.

**UTILITIES PROVIDED**

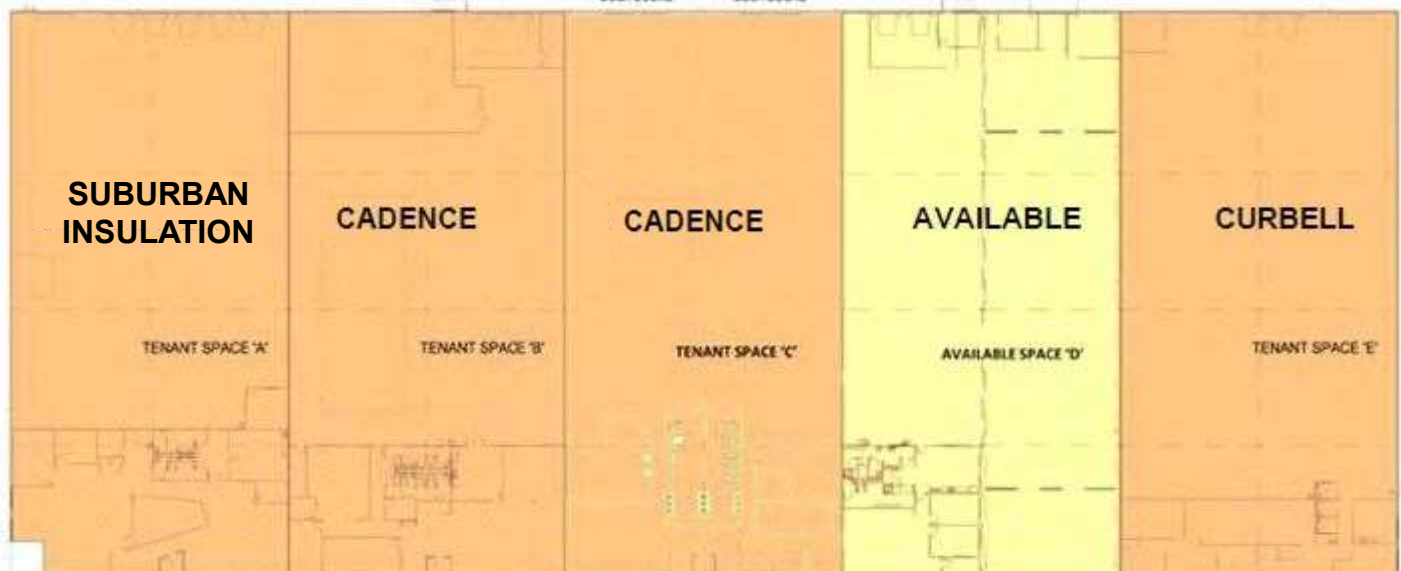
Electric:	Penn Power
Gas:	Columbia Gas
Water:	Municipal Water Authority of Cranberry
Sewer:	Municipal Water Authority of Cranberry
Telephone:	Consolidated Communications

**AVAILABILITY:** To be determined

Asking NNN Lease Rate: \$13.50/SF NNN

**Operating Expense Budget (2025)**

Real Estate Tax:	\$1.52/SF
CAM:	\$1.30/SF
TOTAL:	\$2.82/SF



**NEWMARK**