



Colliers

Available for Lease

Industrial Flex

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Franklin Commercial Park

1010 Franklin Drive, Smock, PA 15480

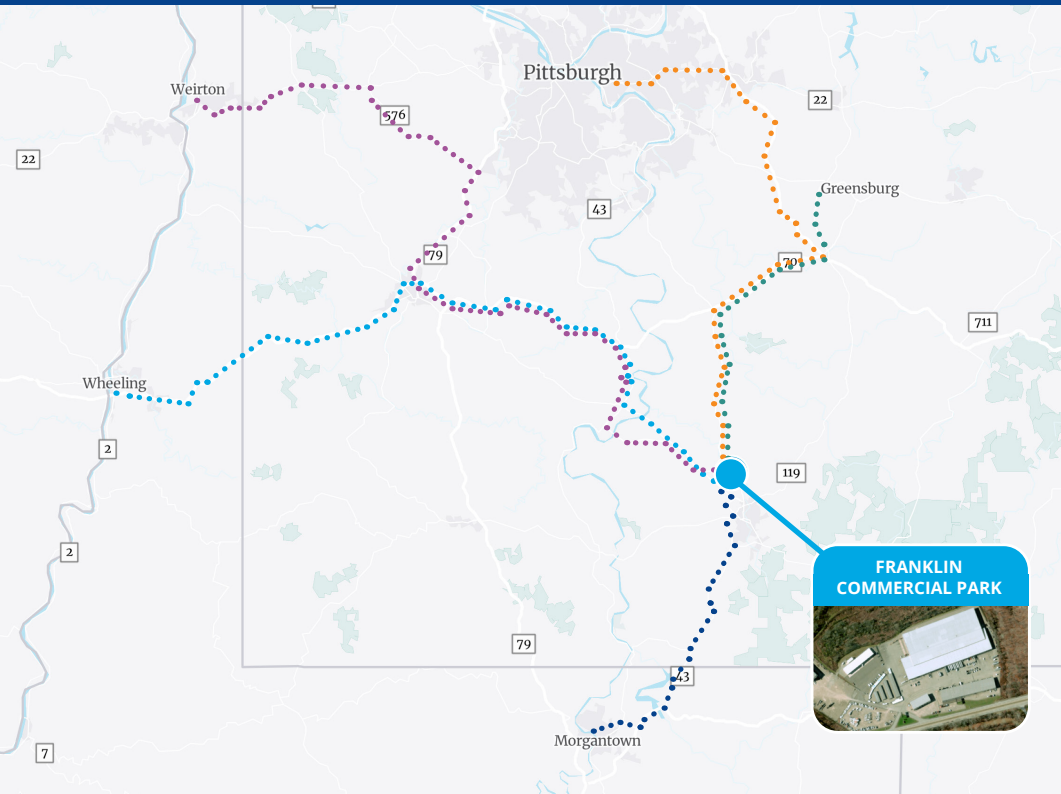
PROPERTY HIGHLIGHTS

- Multiple suites available | Building #1
- Suite 1 | 9,000 SF
- Suite 3 | 6,000 SF
- Suite 6 | 2,800 SF





Site Proximity & Transport Logistics



- **Pittsburgh:** 63-mile commute, 70-minute average drive time
- **Greensburg:** 40-mile commute, 50-minute average drive time
- **Morgantown:** 29-mile commute, 35-minute average drive time
- **Wheeling:** 74-mile commute, 75-minute average drive time
- **Weirton:** 85-mile commute, 85-minute average drive time



Available Lease Options

Suite #1

- 9,000 SF
- Flexible build out
- Clear height 16'-21'
- One (1) drive-in door +/- 16' x 16'

Suite #3

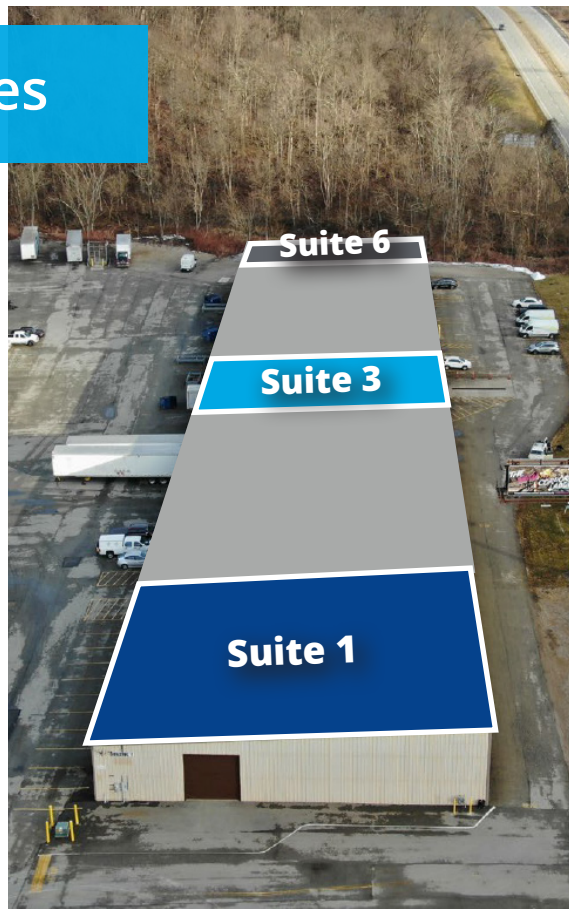
- 6,000 SF
- Flexible build out
- Clear height 16'-21'
- One (1) drive-in door +/- 16' x 16'
- Two (2) dock-high doors

Suite #6

- 2,800 SF
- One (1) dock
- Flexible build out

Property Features

- Flexible build-out in all suites
- 16'-21' clear in all suites
- Immediately adjacent to North Union Commercial Park
 - 8-10 acre build-to-suit opportunity
 - Can accommodate up to 120,000 SF
 - Pad ready site underway
 - Opportunity for lay-down yard



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