

LEASE FLEX

76 CLAIR STREET
IRWIN, PA 15642



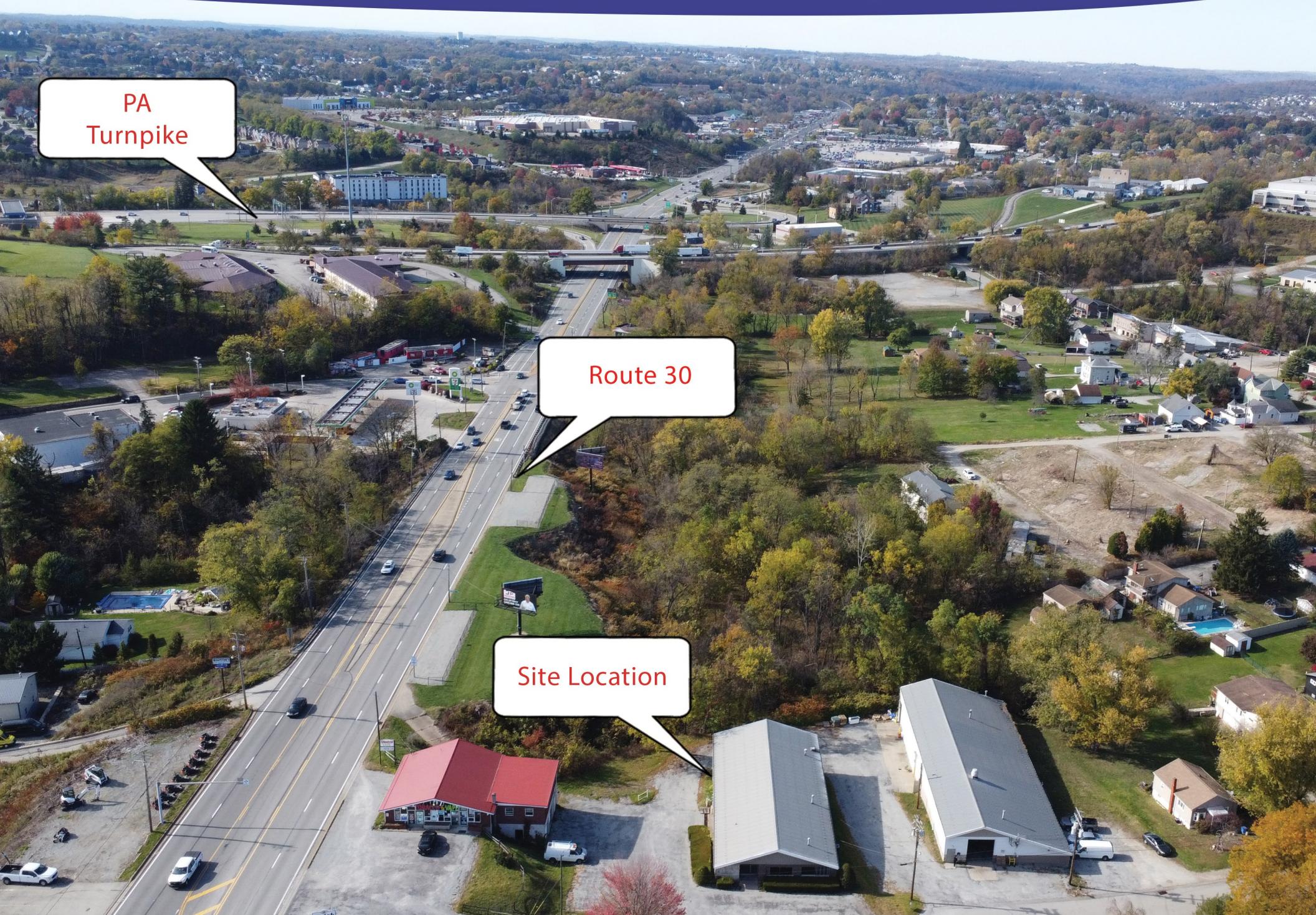
Brad Ring • Agent • 412-261-6532 x224 • brad@prudentialrealty.com

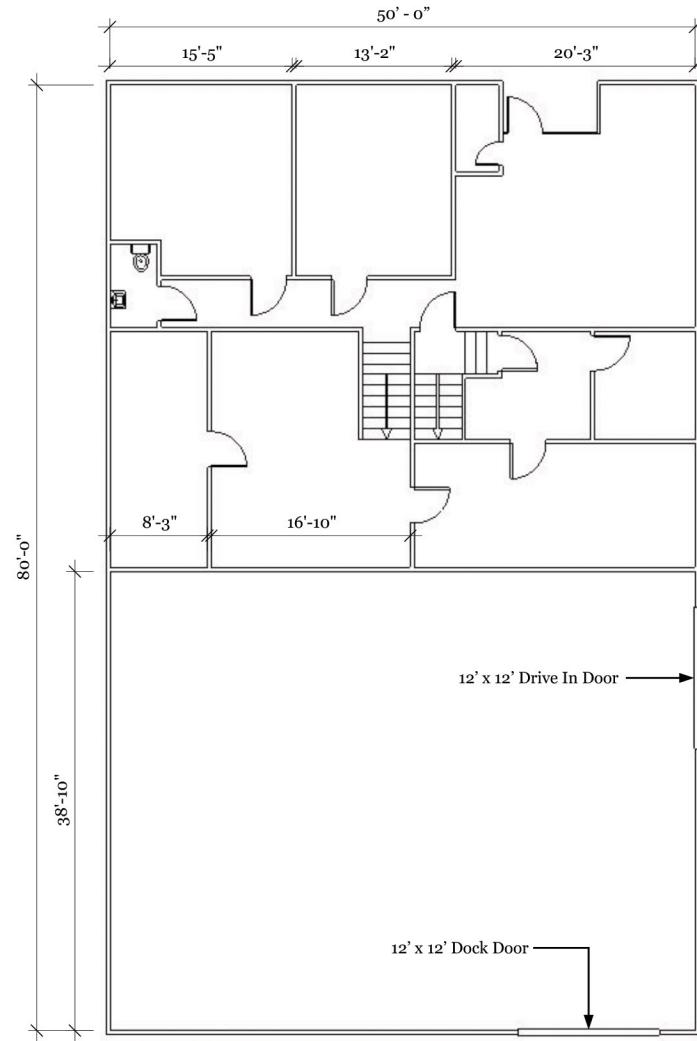
PRC COMMERCIAL • 3700 SOUTH WATER STREET, SUITE 105 • PITTSBURGH, PA 15203 • PRUDENTIALREALTY.COM

OFFERING SUMMARY

- 76 Clair Street offers a versatile commercial building located in the heart of Irwin, PA - located directly off Route 30, the property offers ease of access to the PA Turnpike and downtown Irwin. This site provides excellent accessibility, visibility and flexibility for variety of uses, including office, retail light industrial or service oriented business
- Ideal uses include: contractor or service business, light industrial, storage, etc.
- Substantial electric capacity: 220v 3 phase
- Mechanicals: forced air throughout office/showroom and Reznor heating in the warehouse
- Ample parking located on site
- One (1) dock door in rear of building and One (1) drive-in door located on the side. Both doors are 12' x 12'
- 13' - 21' high ceilings
- Space Available: 4,000 +/- sf
1,500 +/- sf of office
2,500 +/- sf of warehouse
- **Lease Rate:** \$8.88 psf + NNN (\$2 psf)







4,000 +/- square feet
* drawings are not 100% accurate. Used for illustration purposes only

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Floor Plan