

LEASE FLEX 76 CLAIR STREET
IRWIN, PA 15642



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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)

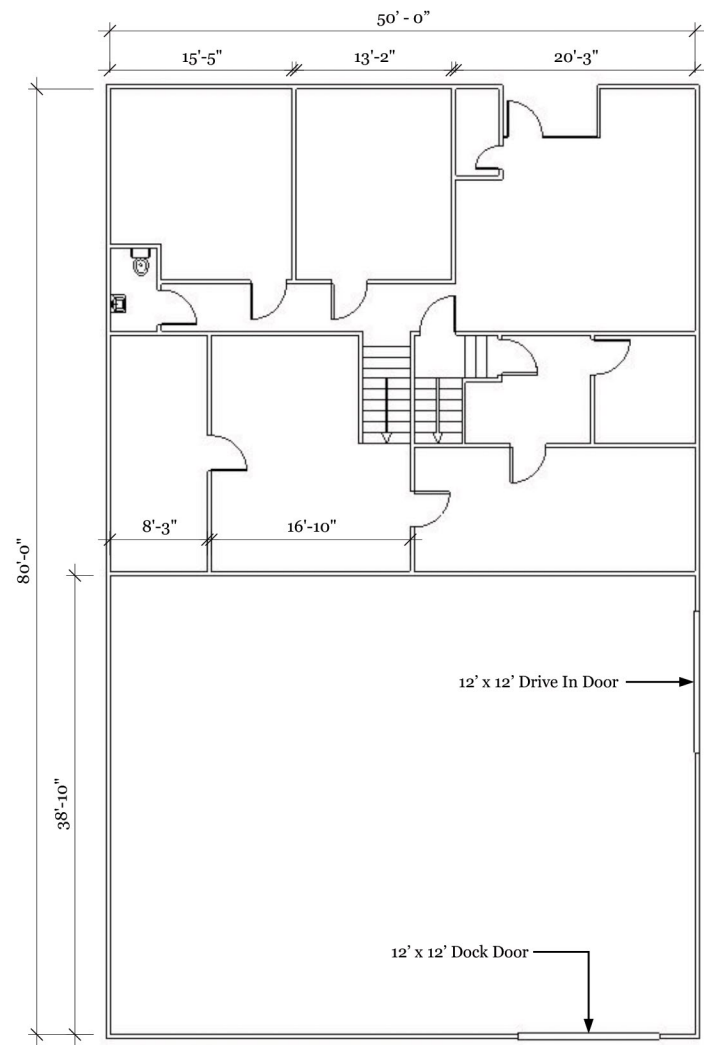


PA
Turnpike

An aerial photograph showing a multi-lane highway (PA Turnpike) running vertically through the center of the image. To the left of the highway, there are several large commercial buildings with flat roofs and parking lots. To the right, there are more commercial buildings, some with red roofs, and a large open lot. The background shows a suburban landscape with houses and trees. Three callout boxes are overlaid on the image: one pointing to the highway, one pointing to a road intersection, and one pointing to a specific building.

Route 30

Site Location



4,000 +/- square feet

* drawings are not 100% accurate. Used for illustration purposes only

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Floor Plan

