

1001 AIRBRAKE AVE, WILMERDING, PA | FOR LEASE

350,000 SF INDUSTRIAL



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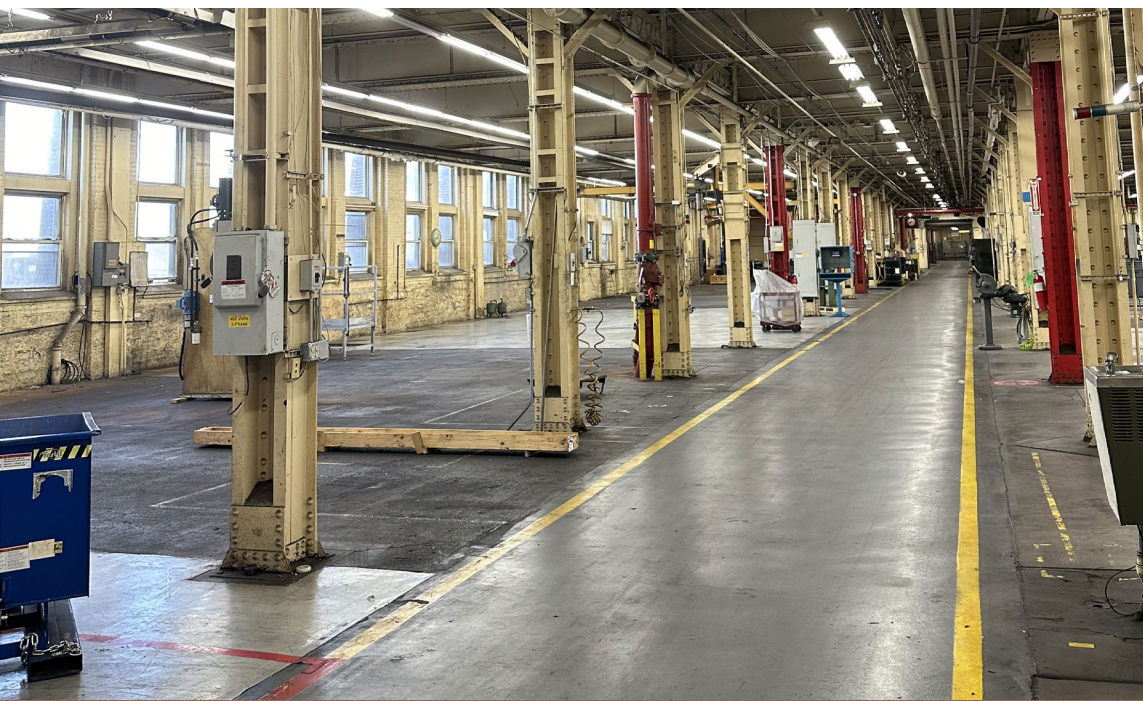
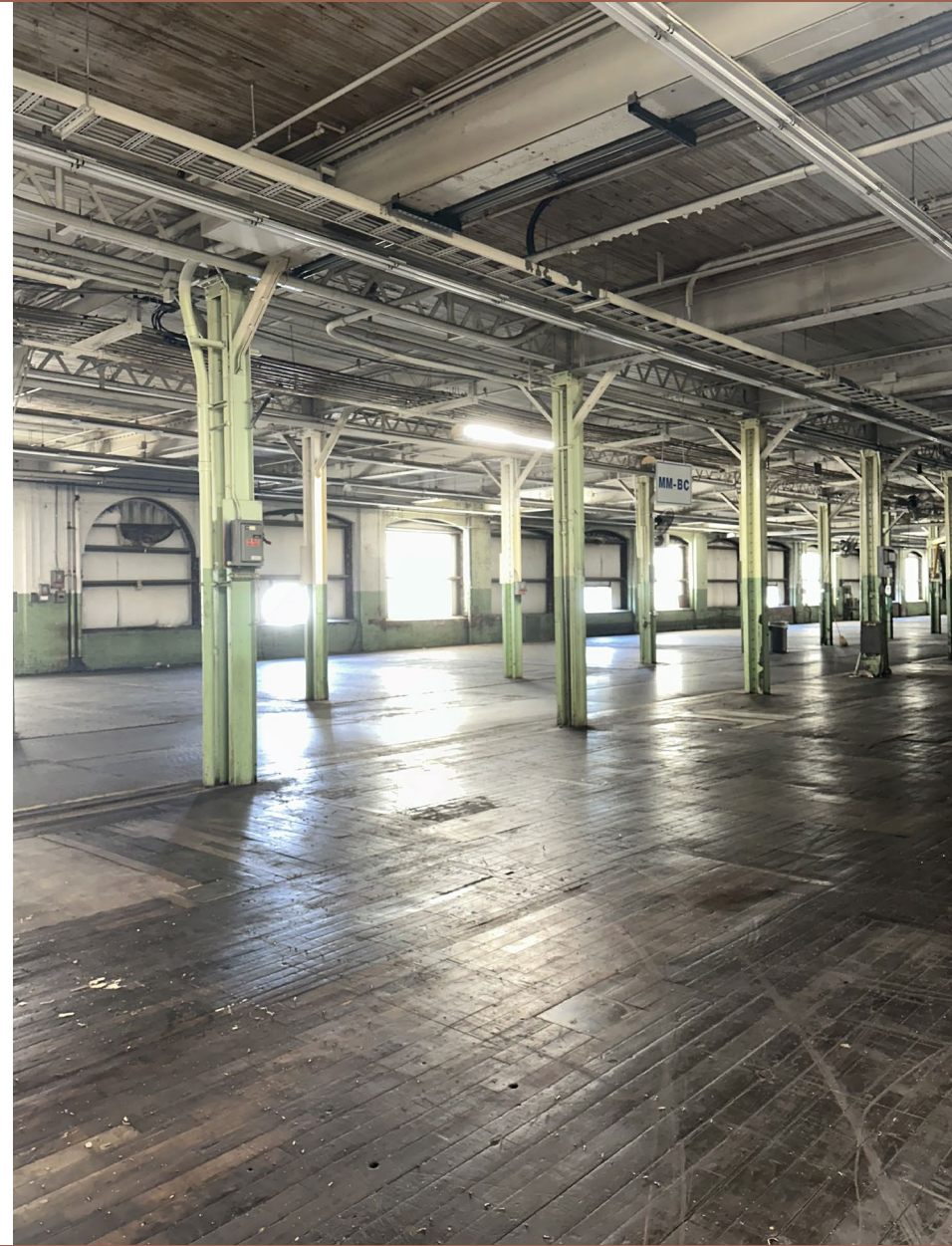
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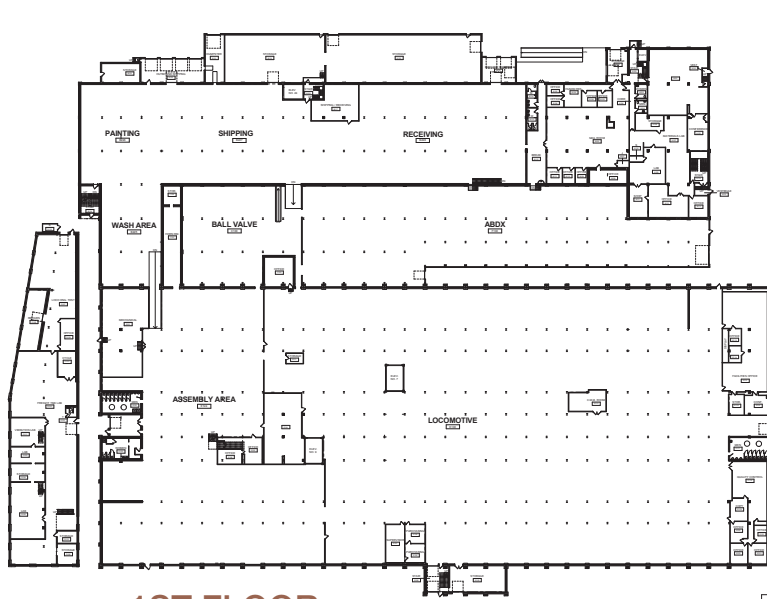
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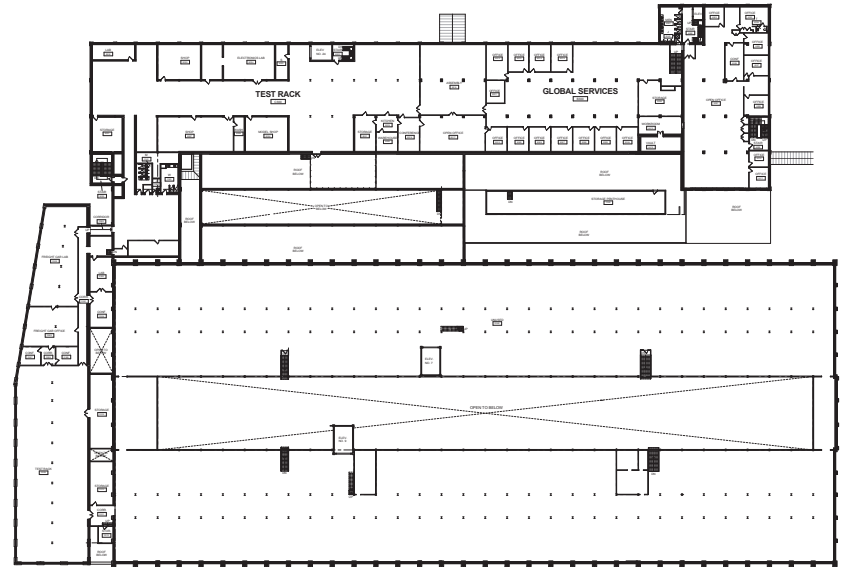
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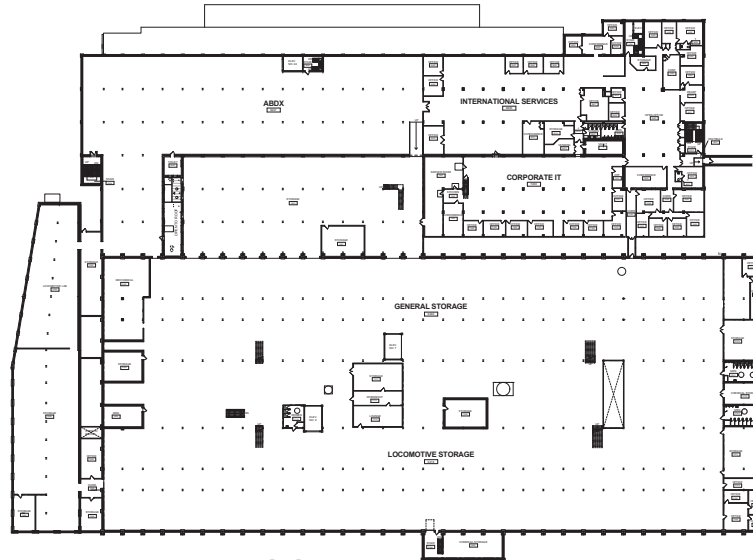
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1ST FLOOR



2ND FLOOR



3RD FLOOR

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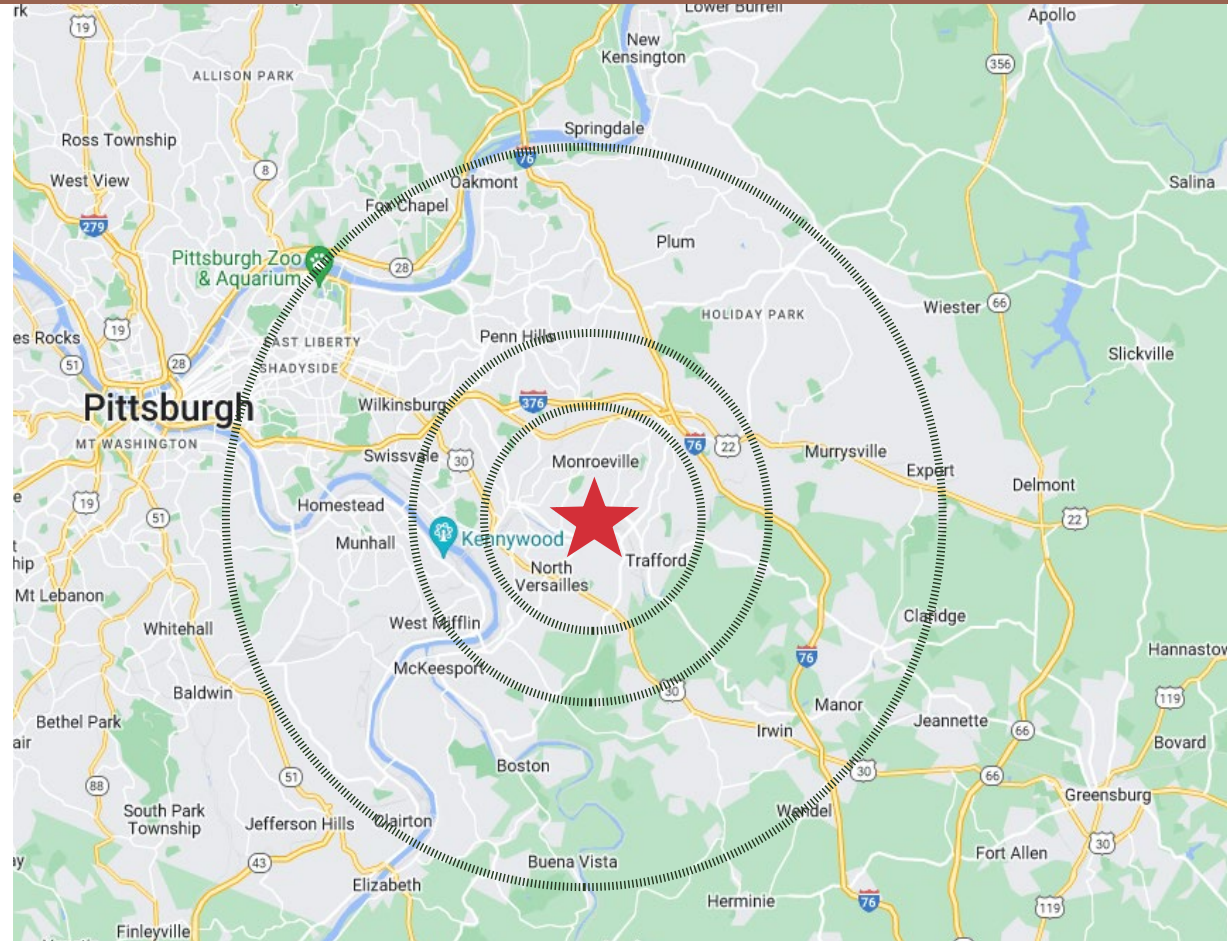
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INDUSTRIAL SPACE – FOR LEASE

PROPERTY HIGHLIGHTS

- Flexible Lease Size Options
(10,000, 20,000, & Up to 30,000 RSF Available)
- 3 Phase 400 Amp 480v Throughout the Building
- Several Lease Options with a Multiple of Cranes (1-5 Ton)
- Several Docks & Drive In Options
- Easy Access to Major Interstates
- Clear Height 14'-18'
- 20,000 RSF of Office Available on Site
- Ample Parking/Laydown Yard



CATEGORY	3 MILES	5 MILES	10 MILES
2023 Population	55,607	176,799	640,942
2023 Households	26,065	80,817	286,608
Avg Household Income	\$63,750	\$69,665	\$84,384

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