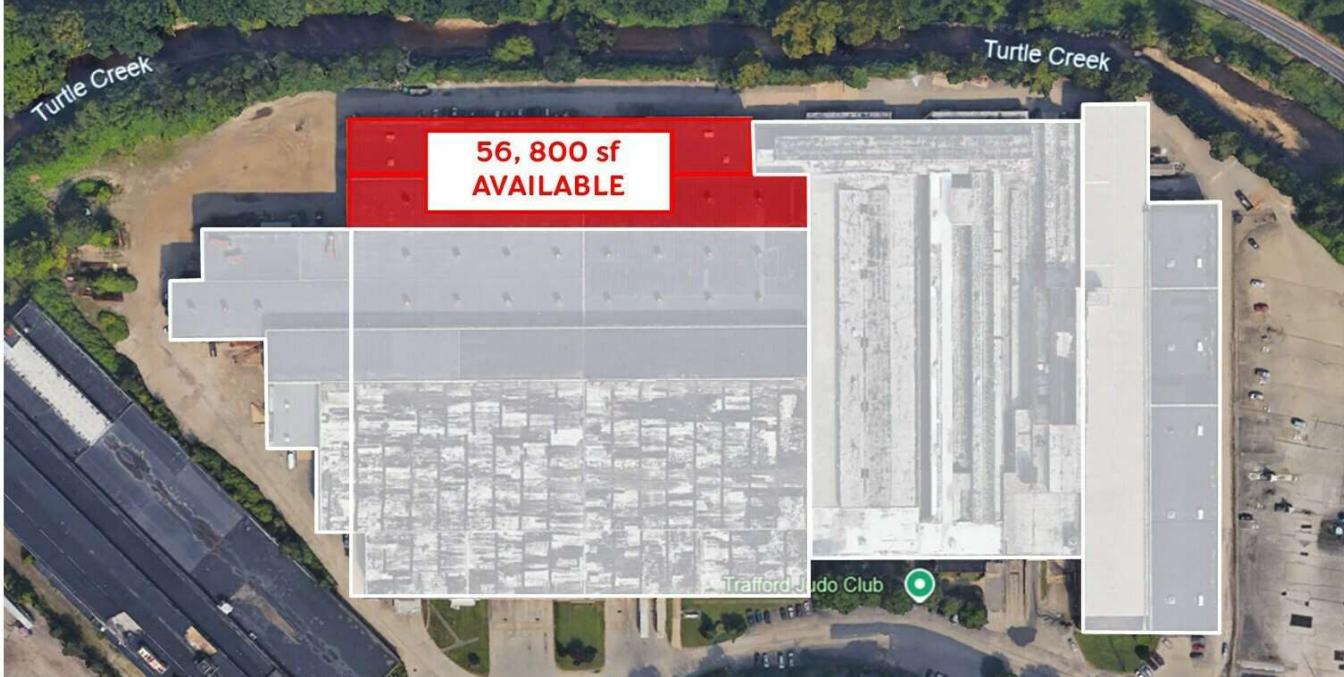


FOR LEASE



# Trafford Commerce Center

2500 Commerce Circle, Trafford, PA 15085



## LOCATION DESCRIPTION:

Trafford Commerce Center is located off of PA Route 130 in Westmoreland County on the Allegheny County border. Convenient access to major highways and intermodal facility.

## AVAILABLE SPACE:

- 56,800 SF Warehouse/Manufacturing Space For Lease
- 25' Ceiling Height
- Three (3) Dock Doors & Two (2) Drive-in Doors
- Cranes: One (1) 15/5-ton crane & Three (3) 5-ton cranes
- Sprinklered
- LED Lighting
- 480 Volt 600 Amp Power
- Room For Expansion
- All Municipal Utilities
- Lease Rate: \$4.79/SF/yr (Net)



## PRESENTED BY:

BOB CORNELL

O:412.391.3500 | C:412.760.9999  
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PENNSYLVANIA  
COMMERCIAL  
REAL ESTATE INC.

FOR LEASE



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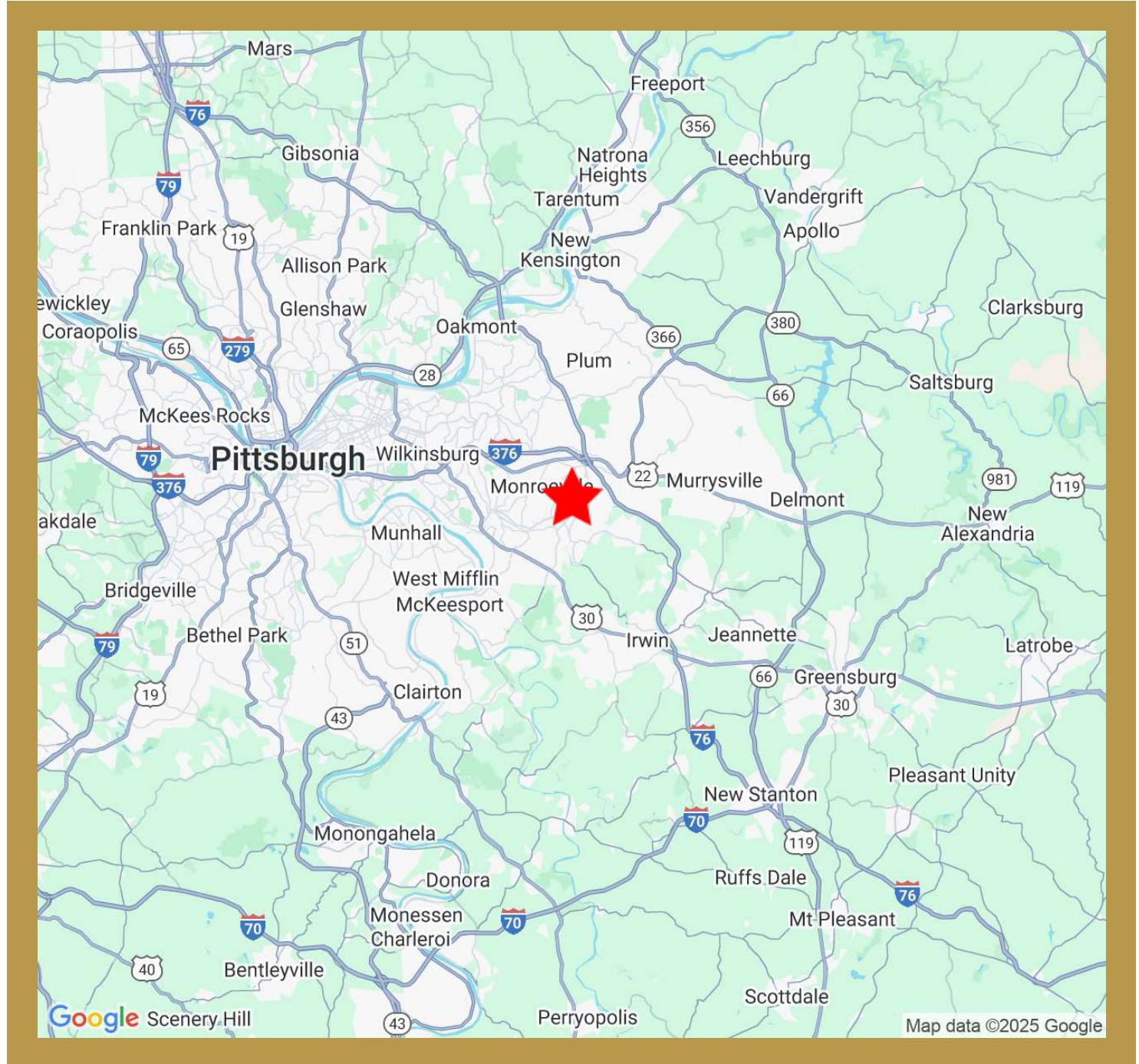
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**PENNSYLVANIA  
COMMERCIAL  
REAL ESTATE INC.**

**TRAFFORD COMMERCE CENTER - Wireco**  
 2500 Commerce Cr  
 Trafford PA 15085

Township/Boro/Ward	County	Building Number
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Trafford Westmoreland 2500

8" Concrete floors, radiant heaters, dry sprinkler, all util. Submetered. CAM charge: \$0.12/sf. RE Tax: \$0.13/SF. Insurance: \$0.13/SF. Three (3) 5-ton cranes and one (1) 15/5-ton crane.

**Building and Land Data**

Gross SF: 750000  
 Floors: 1  
 Dimensions: 60'x550', 70'x340'  
 Lot Size: 70 acres  
 Parking: 750 spaces  
 Ind. Intended Use: Mfg & Whse  
 Ind Present Use: Mfg & Whse  
 Year Built: 1960s  
 Year Renv:  
 Construction: Masonry

**Building Details**

Truck Height:	3	Ceiling:	25'
Grade Level:	2	Zoning:	Industrial
Column Spacing:	Clear	Sprinklers:	Y
Elevators:	N	Rail:	N
Barge:	N	Cranes:	Y

**Utilities**

Heat in Warehouse:	Y				
Freezer or A/C in Warehouse:	N				
HVAC in Office:	Y				
Lighting Type:	LED				
Electric Company:	Duquesne Light				
Amps:	600	Volts:	480	Phase:	3
Gas Company:	Equitable 6"				
Sewer Company:	Alcosan 18"-8"				
Water Company:	West View 12"				

**Pricing**

Tax Amount:	Office Rental Rate:
Rent per Month:	Warehouse Rental Rate:
Gross/Net:	Blended Rental Rate:
Escalations:	Rental Price/SF: \$4.79
Sale Price:	Smallest Division:
Sale Price/SF:	Largest Division::

**Availabilities**

Available SF: 56,800	Office SF: 2,000	Warehouse SF: 54,800	Possession Date: Immediate
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No warranty or representation express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing condition, imposed by our principals.