



For Lease

60,000 - 150,000 SF

SOMERSET INDUSTRIAL PARK

604 Drum Avenue | Somerset, PA 15501

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 **JLL** SEE A BRIGHTER WAY

PROPERTY SPECIFICATIONS

Site AC	+/- 27.21
Available SF	60,000 SF - 150,000 SF
Loading Dock	16, 12 levelers, 4 edge-o-dock
Grade Level	1x18'x18', 1x12'x14', 2x12'x12'
Electric	3 Phase; 480V; 240V; 1200 AMP
Utilities	All public utilities
Fire Suppression	ESFR
Lighting	LED

HIGHLIGHTS

- Flexible footprint
- Shop office & restrooms
- Trailer staging /IOS
- Expansion potential
- 2.0 miles to PA Turnpike
- Industrial park setting







SITE AERIAL



Add Harrisburg, PA and Altoon, PA for miles and time

KEY DISTANCES

1.5 miles (3 min) to I-70

2 miles (4 min) to New Stanton, PA

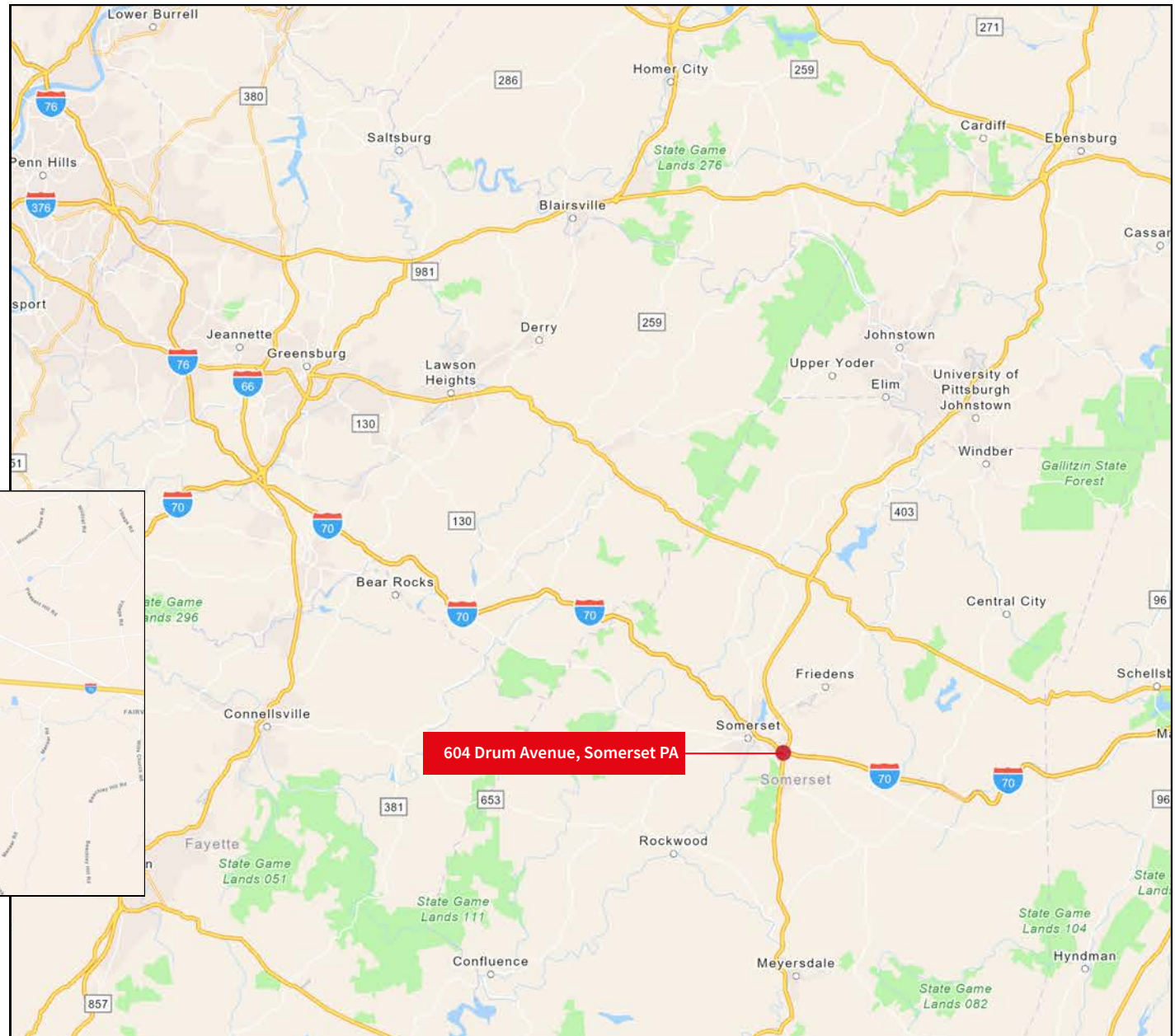
2.2 miles (6 min) to I-76

8 miles (10 min) to SR 119

35.2 miles (37 min) to Pittsburgh, PA

51 miles (51 min) to Cranberry, PA

71 miles (1 hr 17 min) to Wheeling, WV





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