

FOR SUBLEASE



JACKSON DISTRIBUTION CENTER

108 TOMLINSON DRIVE | ZELIENOPLE, PA

OXFORD
REALTY SERVICES, INC.

PROPERTY DESCRIPTION

PROPERTY SUMMARY

Available Premises:	±50,000 SF Total 12,000 SF Office 38,000 SF Warehouse
Year Built:	2019
Clear Height:	32'
Truck Court:	125' depth
Electrical Service:	1,600 Amps / 480V / 3 Phase
Life Safety:	ESFR Sprinkler System
Loading Docks:	Four (4) - 9' x 10'
Drive In Door:	One (1) - 12' x 14'
Signage:	Available

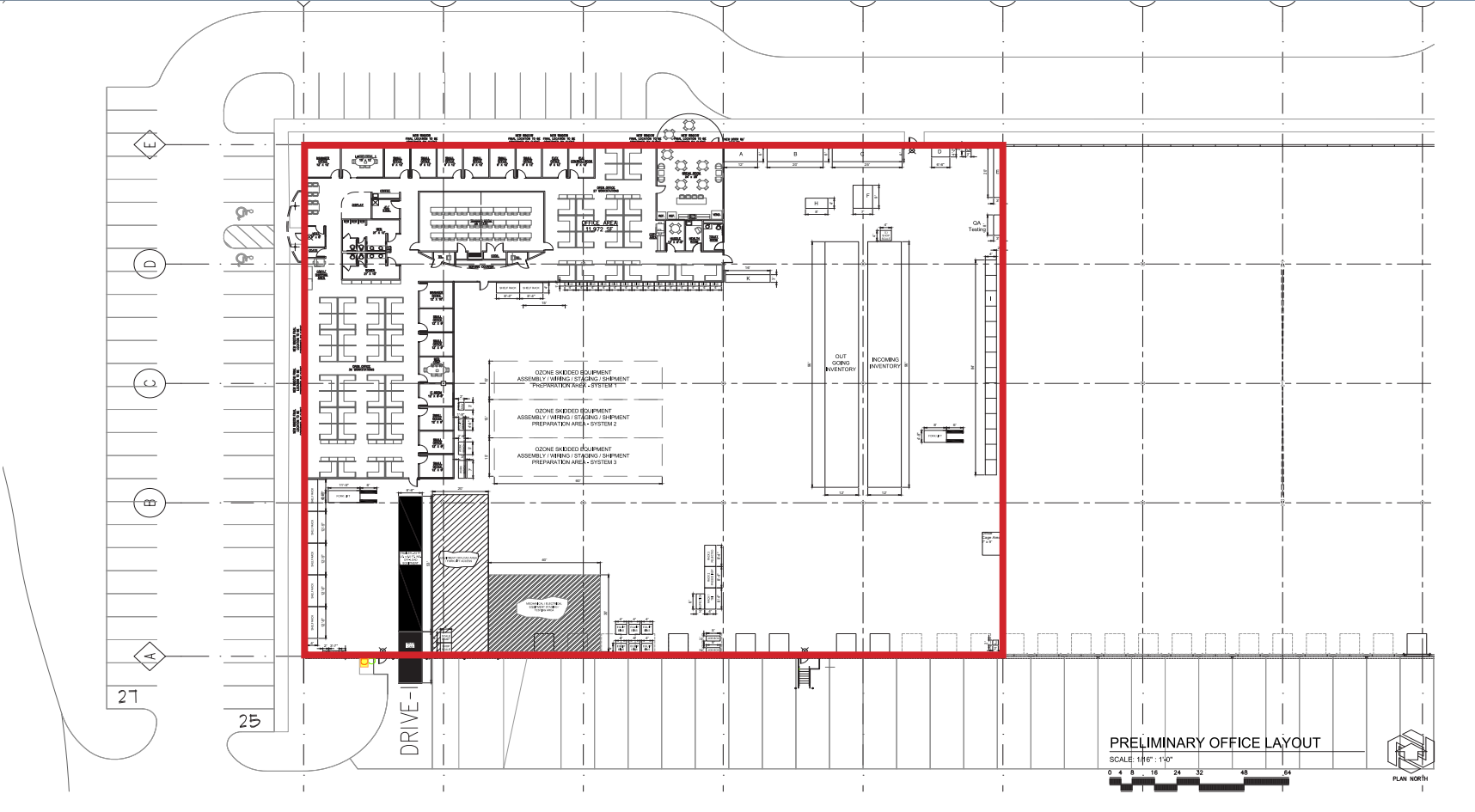
PROPERTY HIGHLIGHTS

- High clear distribution facility with 32' clear height
- Modern office build out in place
- Heavy 1,600A / 480V / 3 Phase power
- Combination dock high and drive in loading
- 125' truck court accommodates tractor trailer circulation
- Functional layout for distribution, logistics, assembly, or light manufacturing
- Long term sublease availability through 12/31/2031



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FLOOR PLAN



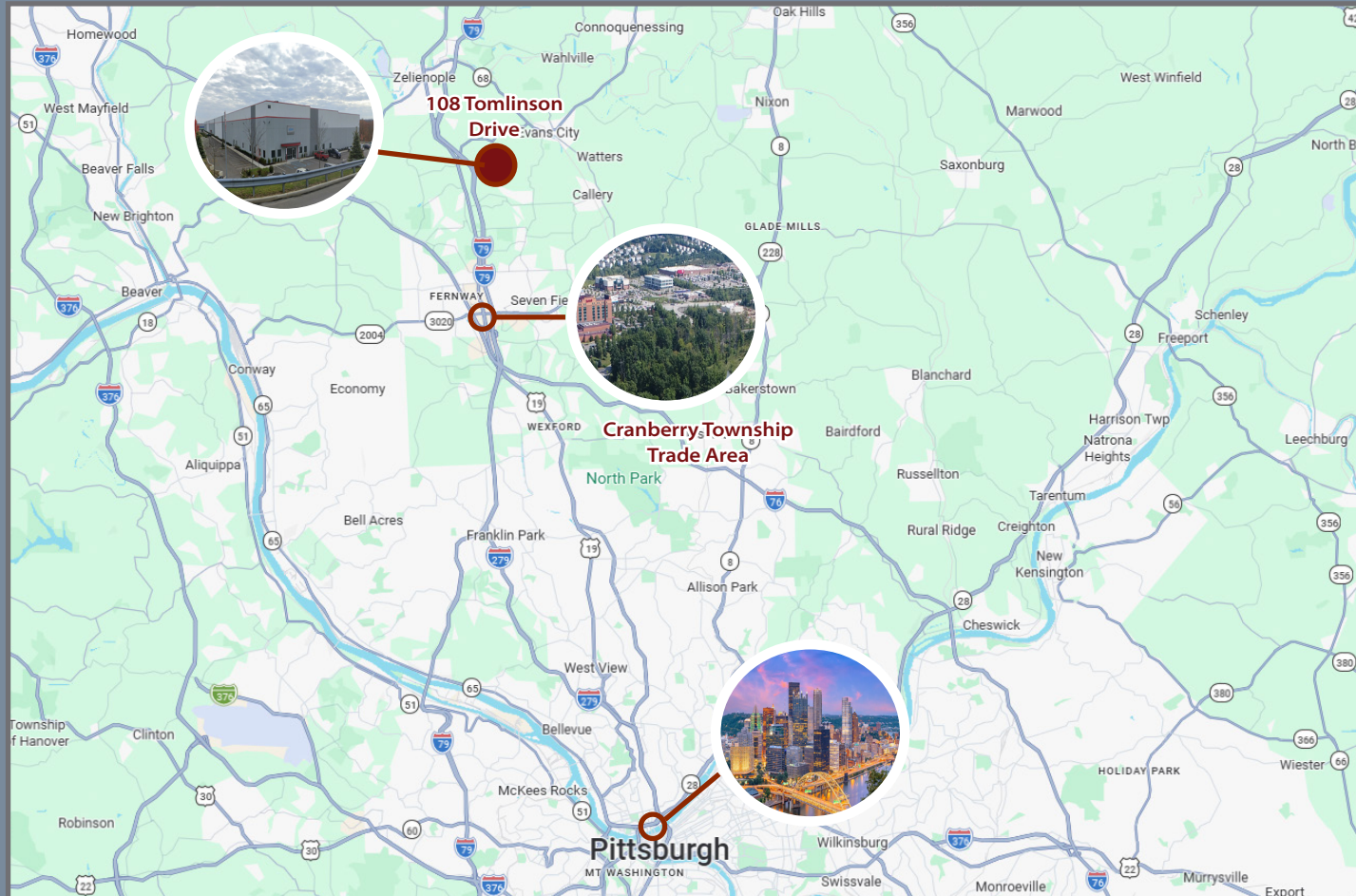
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INTERIOR PHOTOS



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PROPERTY LOCATION



PROXIMITY

- Distance to I-79 - 0.7 Miles
- Distance to PA Turnpike - 9 Miles
- Distance to Route 8 - 16 Miles
- Distance to Downtown Pittsburgh - 26 Miles
- Located 10 Minutes to Cranberry Township Trade Area, which includes an abundance of hotels, restaurants and shops

For more information please contact:

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