

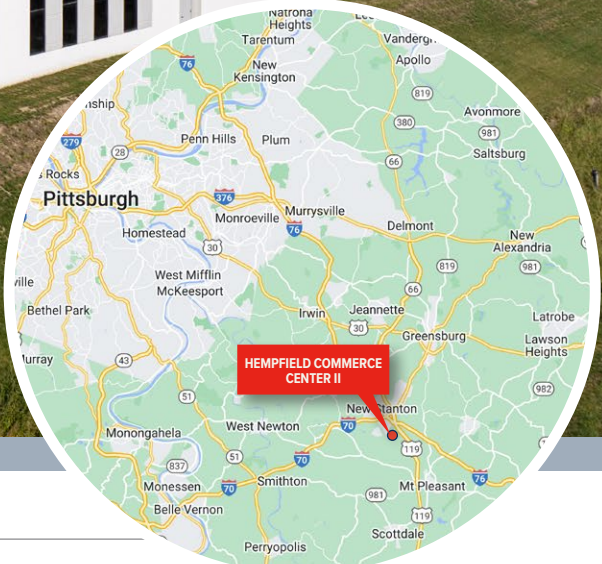
FOR LEASE

HEMPFIELD COMMERCE CENTER - BLDG II

EXCEL DRIVE, MOUNT PLEASANT (HEMPFIELD TWP), PA 15666

80,269 SF AVAILABLE

NEW CONSTRUCTION, MODERN WAREHOUSE



0.3 Miles



2.5 Miles



3 Miles

FOR MORE INFORMATION:

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EXCEL DRIVE, MOUNT PLEASANT (HEMPFIELD TWP), PA 15666

BUILDING SPECS

150,533 SF MODERN WAREHOUSE

NEW CONSTRUCTION

BUILDING SF	150,533 SF
CONSTRUCTION	Precast Concrete Panels
SITE SIZE	14.79 Acres
TRUCK COURT	135' Truck Court; Up to 38 trailer parks can be added
ZONING	I-1: Light Industrial, Hempfield Township

BUILDING SPECS

AVAILABLE SF	80,269 SF
BUILDING DIMENSIONS	602' w x 250' d flexible design
MINIMUM SUBDIVISION	+/- 40,000 SF
OFFICE SPACE	Build-to-suit
PARKING (CARS)	103 spots
COLUMN SPACING	54' - 59' x 47.5' with 60' Speed Bay
CLEAR HEIGHT	32'
DOCK DOORS	Seven (7) 9' x 10' dock high doors in the base building (Ability to add an additional 10 dock high doors)
DOCK EQUIPMENT	30K lbs. mechanical levelers; Shelters, Bumpers, Track guards
DRIVE-IN DOORS	One (1) 12' x 14' drive-in doors
SPRINKLER	ESFR with K-17 Heads
WAREHOUSE HVAC	Gas-Fired Heating Units
LIGHTING	LED Lighting, 25 FC, 3' AFF
POWER	800 AMP, 480V service
FLOOR SLAB	6" Reinforced Concrete
ROOF	TPO Roof System, Mechanically Fastened
PROJECTED OPEX	RE Taxes: Projected at \$0.68/SF; Insurance: Projected at \$0.08/SF CAM: Projected at \$0.52/SF (Includes Management)



LOCATION HIGHLIGHTS

- Excellent interstate access to I-70, I-76/PA Turnpike, Route 119
- Strong area for industrial development in Westmoreland County
- In close proximity to numerous freight and trucking facilities

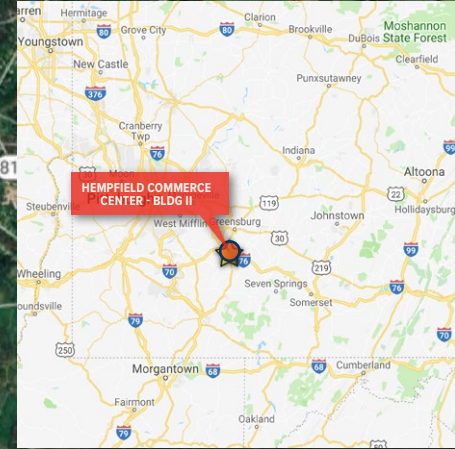
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LOCATION / LOGISTICAL AMENITIES

EXCELLENT INTERSTATE ACCESS



- KEY HIGHWAY DISTANCES**
- Immediate access to Route 119
 - Less than 2.5 miles to PA Turnpike / I-76
 - Less than 3 miles to I-70

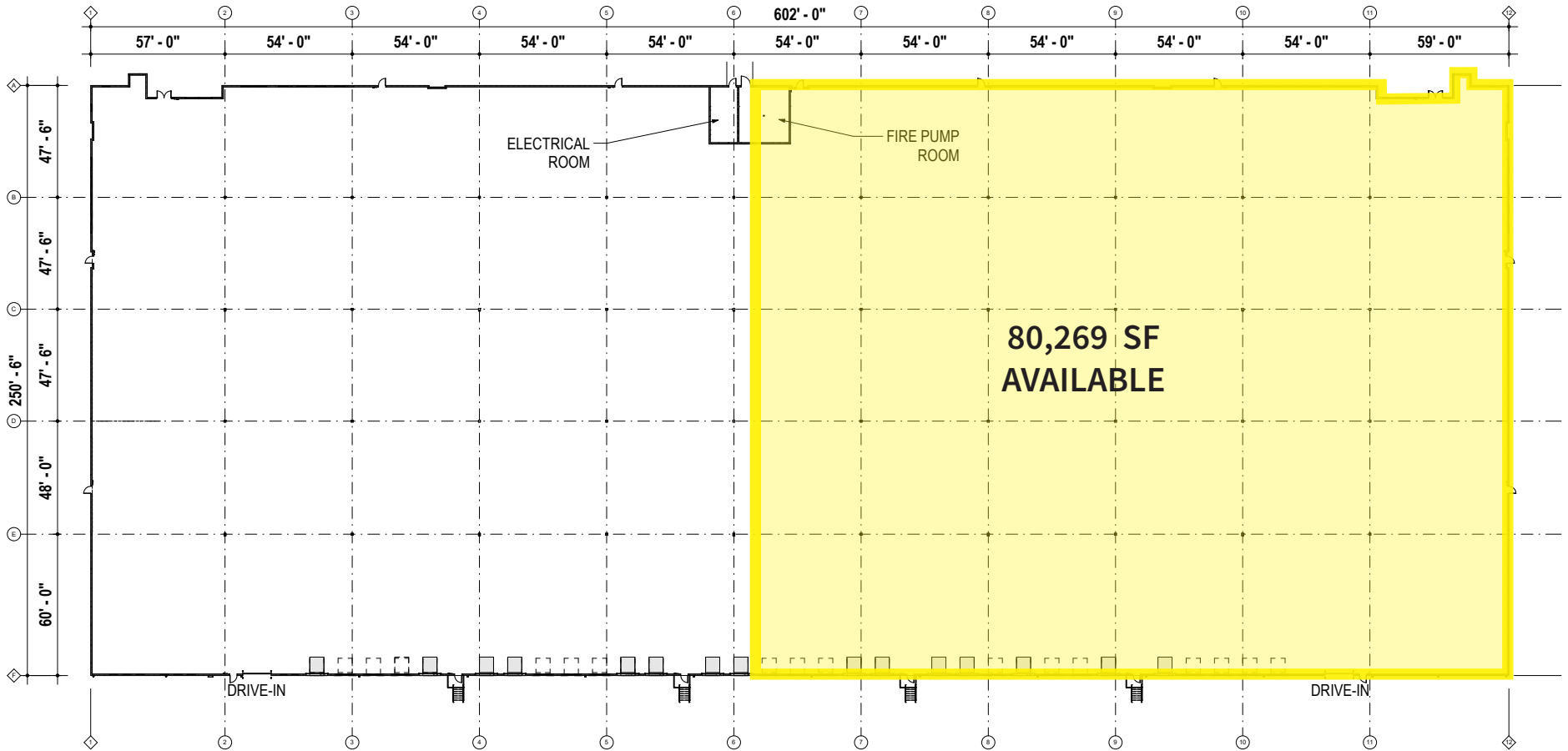
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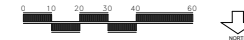
FLOOR PLAN

80,269 SF AVAILABLE SPACE



PRELIMINARY FLOOR PLAN

1" = 20'-0"



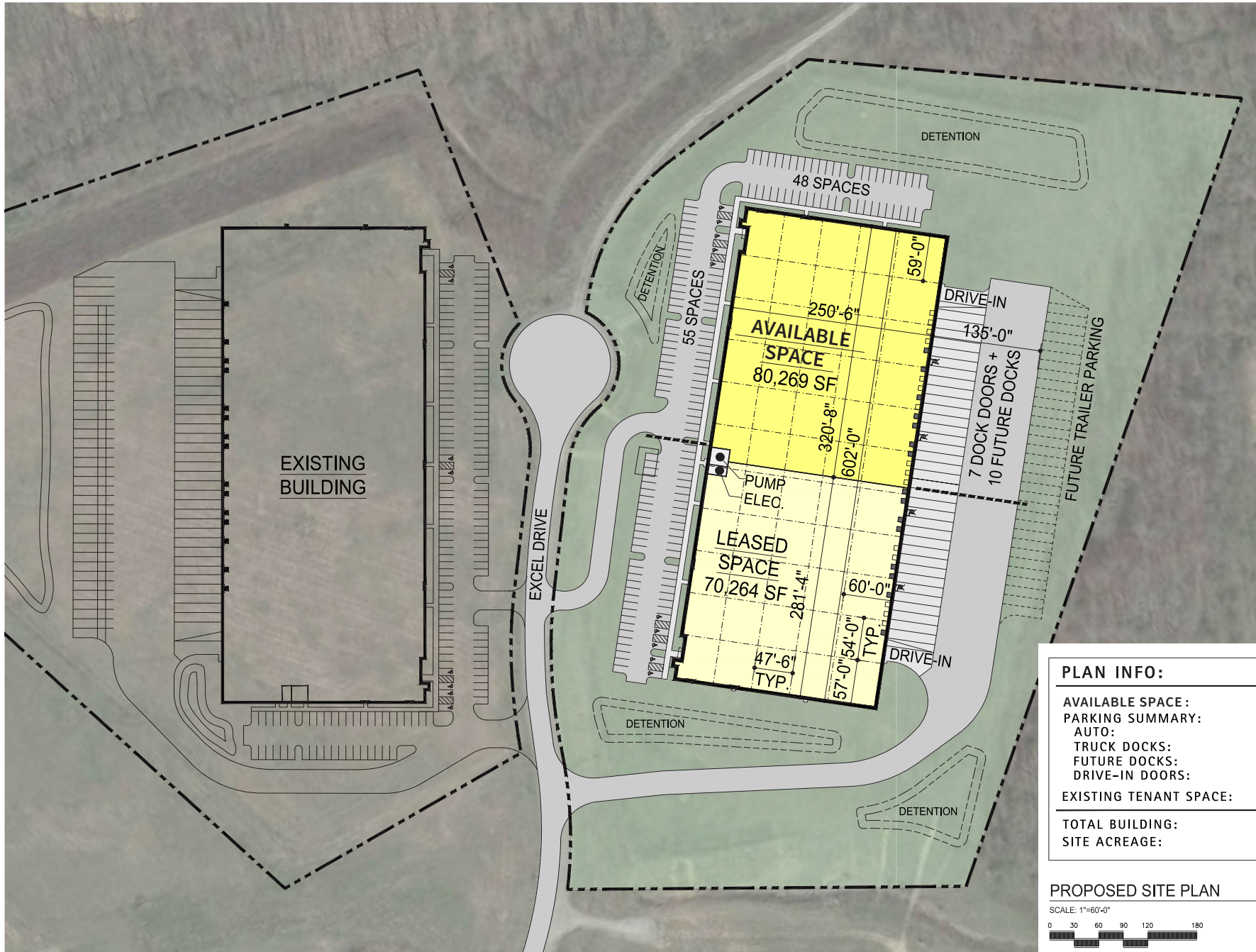
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SITE PLAN

80,269 SF AVAILABLE SPACE



FOR LEASE | NEW CONSTRUCTION

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LEASING BY:

