

12,000 SF INDUSTRIAL BUILDING

200 TWIN BRIDGES RD, CHARLEROI, PA 15022



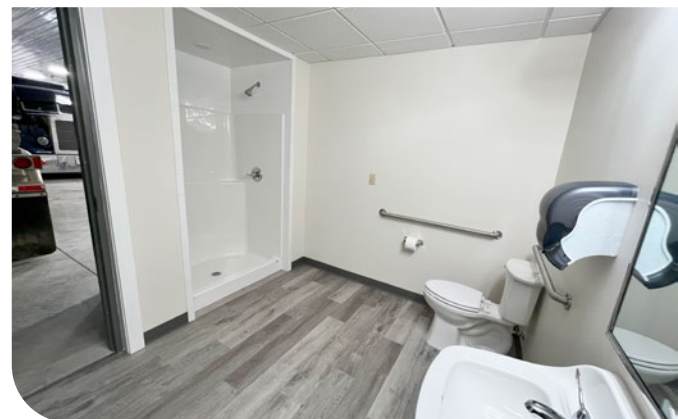
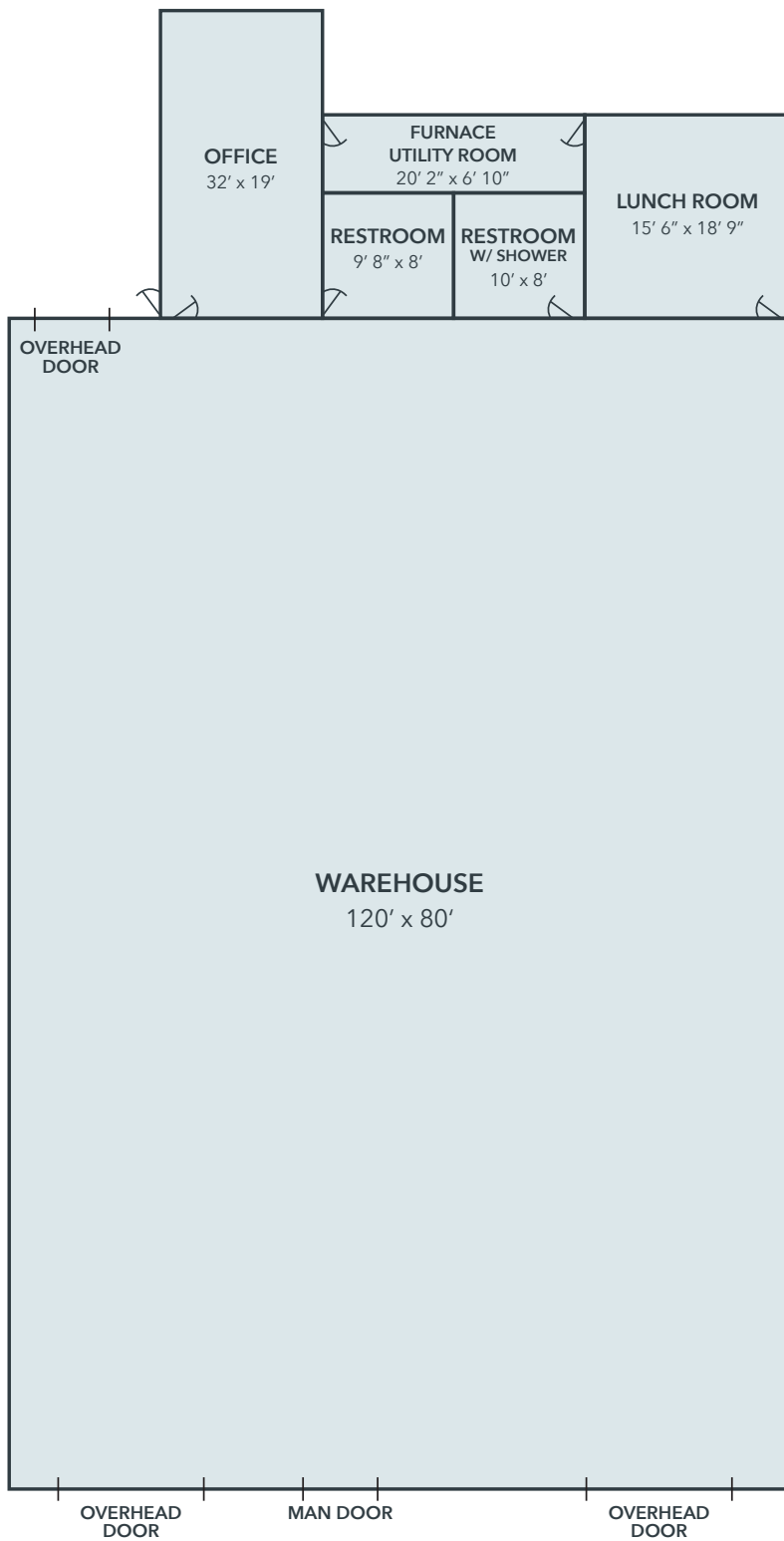
NEWLY RENOVATED BUILDING FOR LEASE

- 12,000 SF warehouse with office space
- Warehouse includes:
 - New ADA bathroom with shower
 - LED lighting
 - Reznor heater
 - 15' ceiling height
 - 6" reinforced concrete floors
- New, 608± SF office:
 - ADA bathroom
 - All new mechanicals (HVAC)
 - New kitchen with refrigerator and stove
- (3) Garage doors: 12'x12', 14'w x 13.5'h, 18'w x 13.5'h
- 200 amp, 3-phase electric
- All public utilities (water, gas, electric)
- Septic holding tank with alarm
- 1± acre exterior parking
- Located 1,000 feet from I-70 on/off ramp



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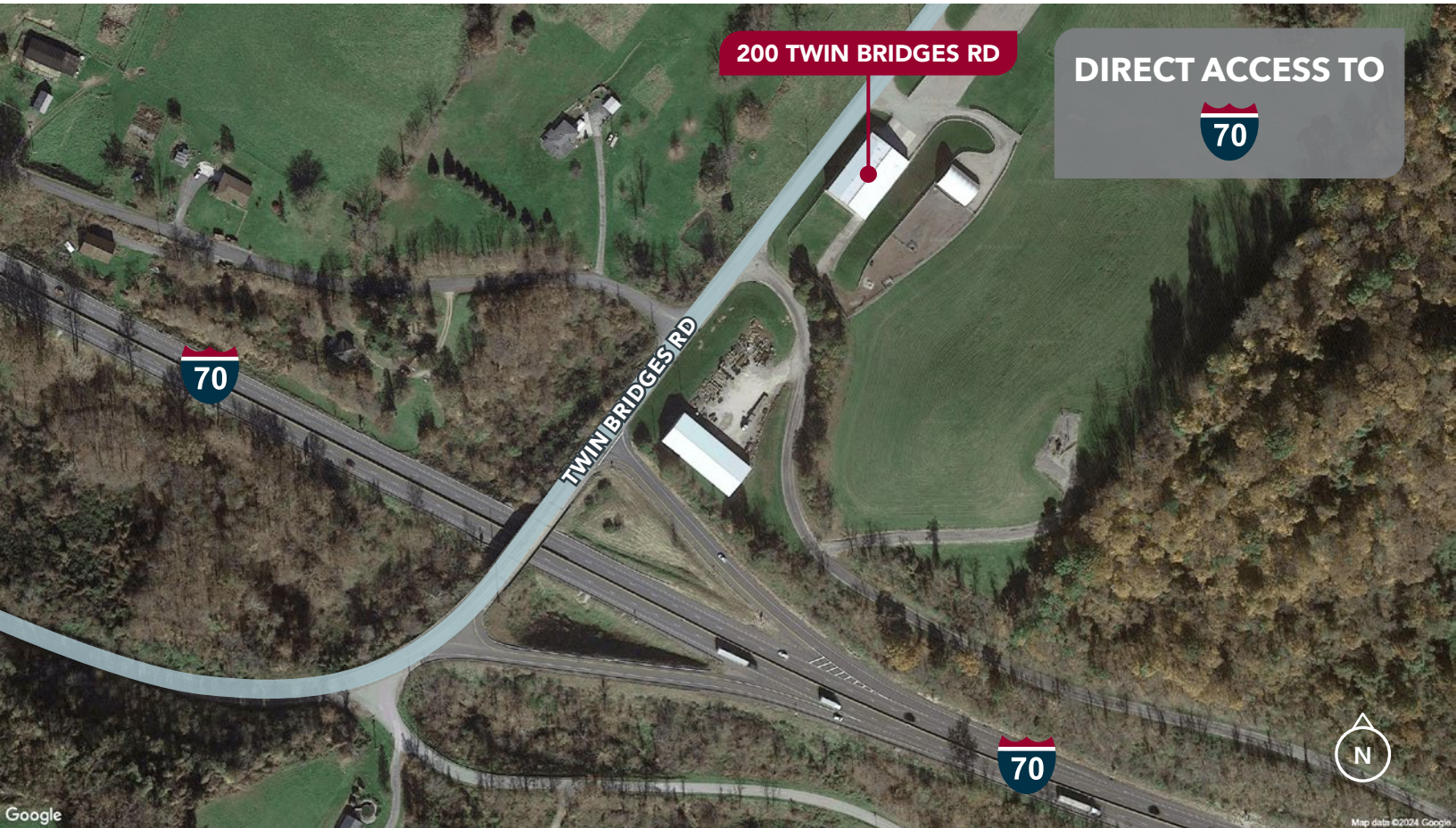
R.T. WALKER

rtwalker@lee-associates.com

C 412.805.0117

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KEY DISTANCES

I-70 (LOVER, EXIT 36)	1,000 ft
I-70/SR-43 (INTERCHANGE)	2.0 mi / ±3 min
WASHINGTON, PA (VIA I-70 W)	19.8 mi / ±26 min
NEW STANTON, PA (VIA I-70 E)	21.7 mi / ±24 min



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