

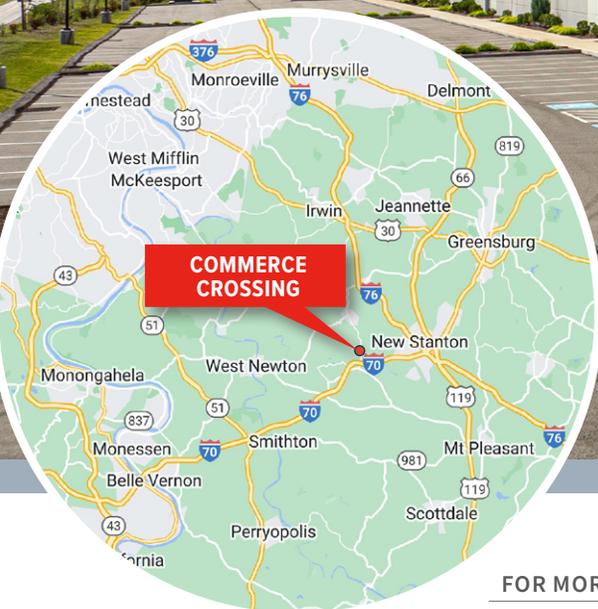
AVAILABLE

COMMERCE CROSSING BUSINESS CENTER

737 WALTZ MILL ROAD, SEWICKLEY TOWNSHIP, PA 15679

250,200 SF AVAILABLE

NEW CLASS A INDUSTRIAL WAREHOUSE



FOR MORE INFORMATION:

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LEASING BY:



DEVELOPED BY:



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BUILDING SPECS

250,200 SF MODERN WAREHOUSE

NEW CONSTRUCTION

| | |
|--------------|--------------------------------|
| BUILDING SF | 250,200 SF |
| CONSTRUCTION | Pre-cast concrete panels |
| SITE SIZE | 26.3 acres |
| TRUCK COURT | 135' |
| ZONING | M-T Manufacturing - Technology |

BUILDING SPECS

| | |
|---------------------|--|
| AVAILABLE SF | 250,200 SF |
| BUILDING DIMENSIONS | 834'w x 300'd flexible design |
| MINIMUM SUBDIVISION | 66,300 SF |
| OFFICE SPACE | Build-to-suit (BTS) |
| PARKING (CARS) | 119 spots |
| TRAILER PARKING | Up to 26 trailer spaces |
| COLUMN SPACING | 56' x 60' |
| CLEAR HEIGHT | 32' |
| DOCK DOORS | Twenty-five (25) 9' x 10' dock high doors; plus twenty-five (25) future dock positions |
| DOCK EQUIPMENT | 30,000 lb mechanical levelers; shelters, bumpers, and track guards in place |
| DRIVE-IN DOORS | Two (2) 12' x 14' grade level doors |
| SPRINKLER | ESFR with K-17 heads |
| WAREHOUSE HVAC | Gas-fired heating units |
| LIGHTING | LED |
| FLOOR SLAB | 6" concrete floor; 3,500 PSI |
| ROOF | TPO roof system |



LOCATION HIGHLIGHTS

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

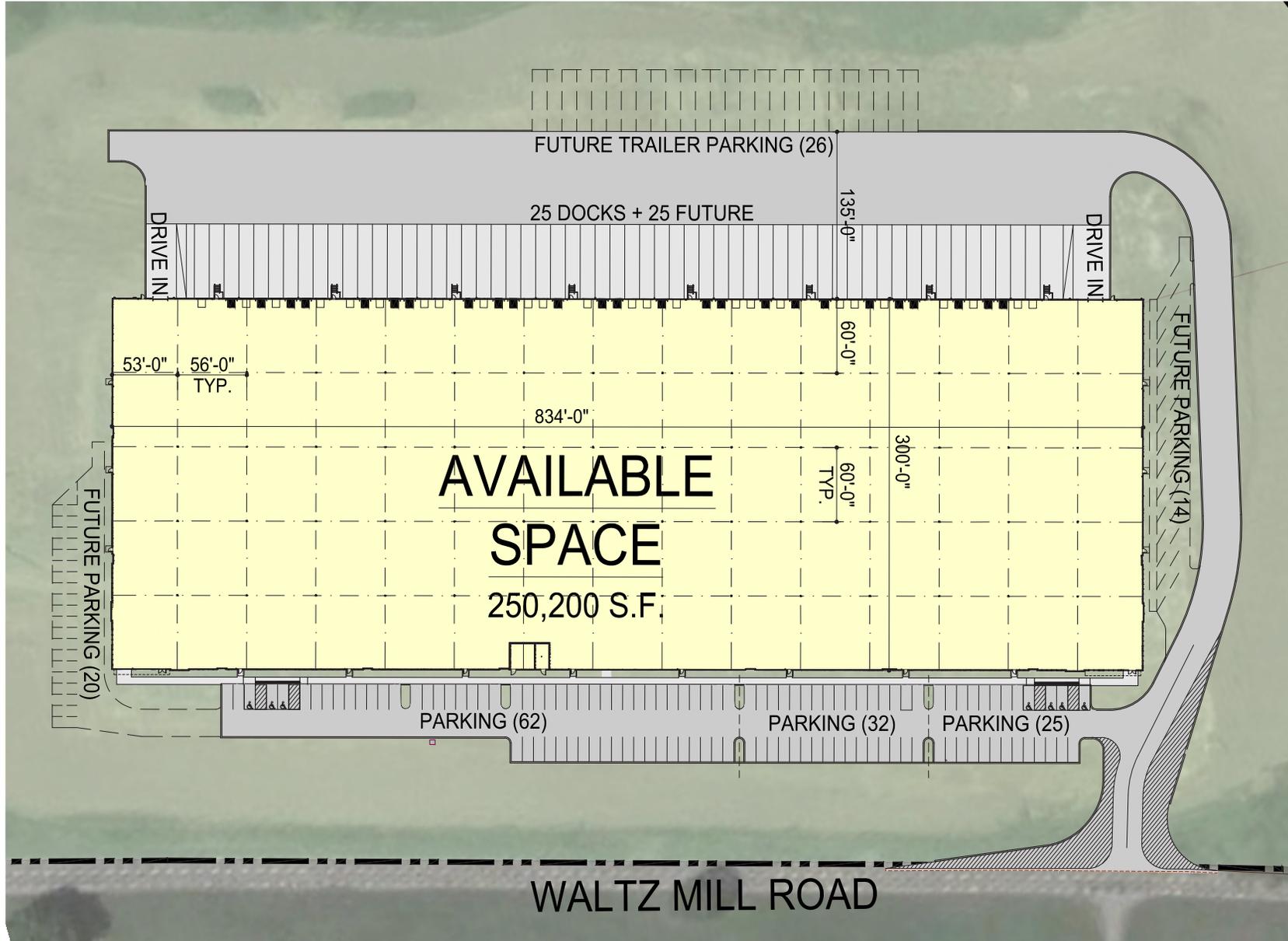
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SITE PLAN

250,200 SF AVAILABLE SPACE



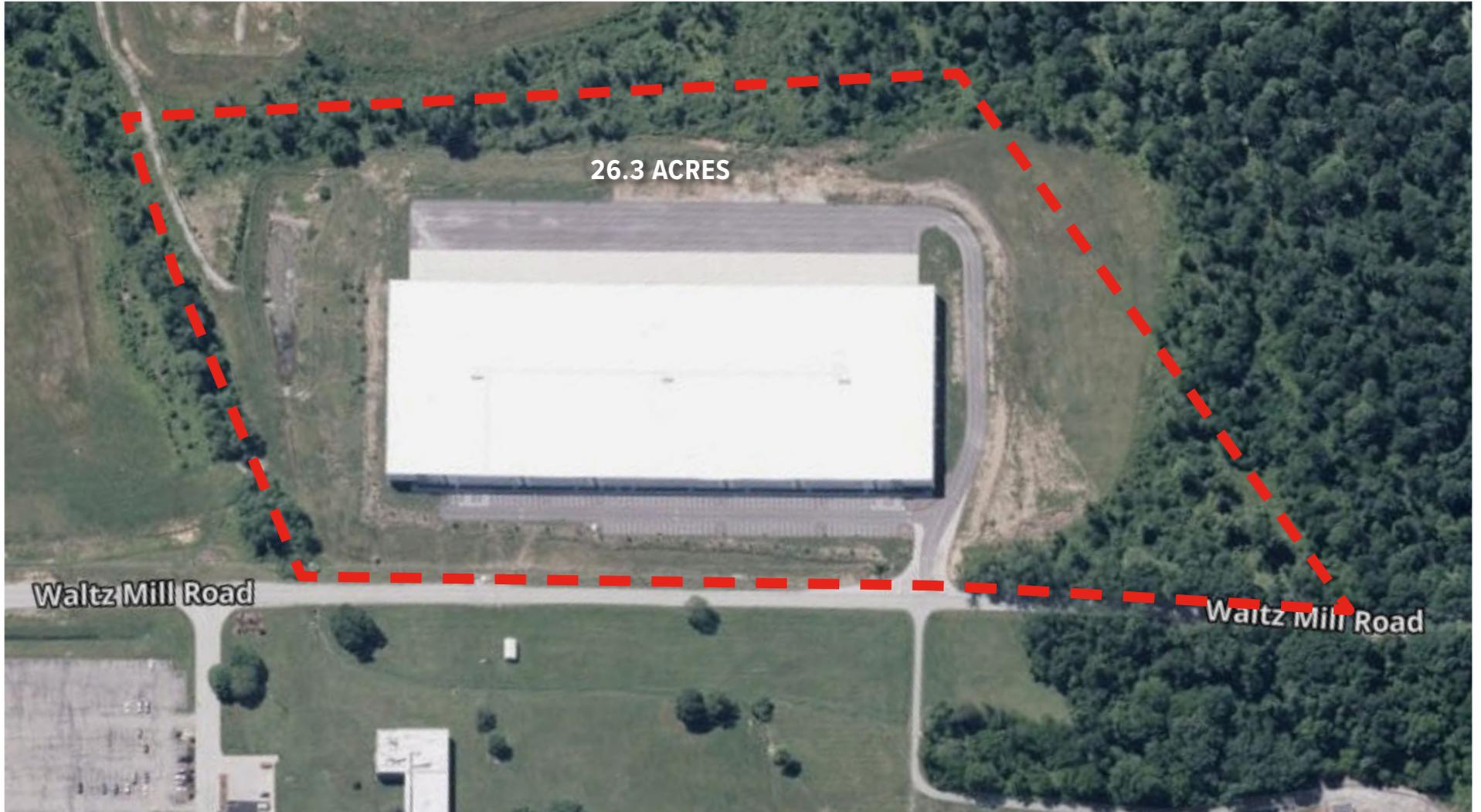
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PARCEL OUTLINE

26.3 ACRES SITE



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LOCATION / LOGISTICAL AMENITIES

EXCELLENT INTERSTATE ACCESS



COMMERCE CROSSING
737 WALTZ MILL RD

KEY HIGHWAY DISTANCES

- Immediate access to I-70
- Less than 4 miles to PA Turnpike / I-76

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