



Class A Warehouse Distribution Space For Lease

Turnpike Distribution Center - 1750 Shenango Road, New Galilee, PA 16141
Big Beaver Borough, Beaver County

Availability

March 1, 2027

Lease Rate

121,369 SF total (1,830 SF office area)
Asking lease rate \$7.85/SF NNN

Real Estate Taxes 2026

Beaver County:	\$0.24/SF
Big Beaver Borough:	\$0.13/SF
Beaver Falls School District:	\$0.77/SF
Total:	\$1.14/SF

CAM Budget:	\$0.55/SF
Insurance Budget:	\$0.09/SF
Total:	\$0.64/SF

Total NNN Expenses: \$1.78/SF

For information, please contact:

Louis Oliva, SIOR, CCIM
Executive Managing Director
t 412-434-1053
louis.oliva@nmrk.com

Anthony Oliva
Director
t 412-779-5486
anthony.oliva@nmrk.com

Property Highlights

- As exclusives agents, we are pleased to offer the following property for lease: Approximately 121,369 SF space within a 410,637 SF, warehouse distribution facility situated on 40 Acres at the intersection of I-76 (PA Turnpike) at Exit 10 and State Routes 60 and 351.
- Excellent regional distribution center location with access to labor and 50% of US population within a 500 mile radius.
- Located 30 miles northwest of Pittsburgh; only 10 miles east of the Ohio border; 19 miles west of I-79; and 26 miles south of I-80

210 Sixth Avenue, Suite 3400
Pittsburgh, PA 15222
412-281-0100
nmrk.com

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Building Information:

- 121,369 SF (1,830 SF office) available
- Approx. dimensions of 525' long by 230' deep
- 32' clear height throughout
- 52'6" x 42'6" column spacing
- 60' x 52'6" staging bay

Structural:

- 7" concrete slab on grade (4,000 PSI)
- Floor flatness minimum of FF45
- 8" precast concrete panel walls with R-9 insulation
- .45 mil ballasted rubber roof

Lighting:

- T5 Fixtures at 30 FC throughout the warehouse

HVAC:

- Liquid propane fired unit heaters
- HVAC in office areas

Parking:

- 134 spaces remaining
- 20 Trailer storage spaces
- Secured fenced in lot with gate

Loading:

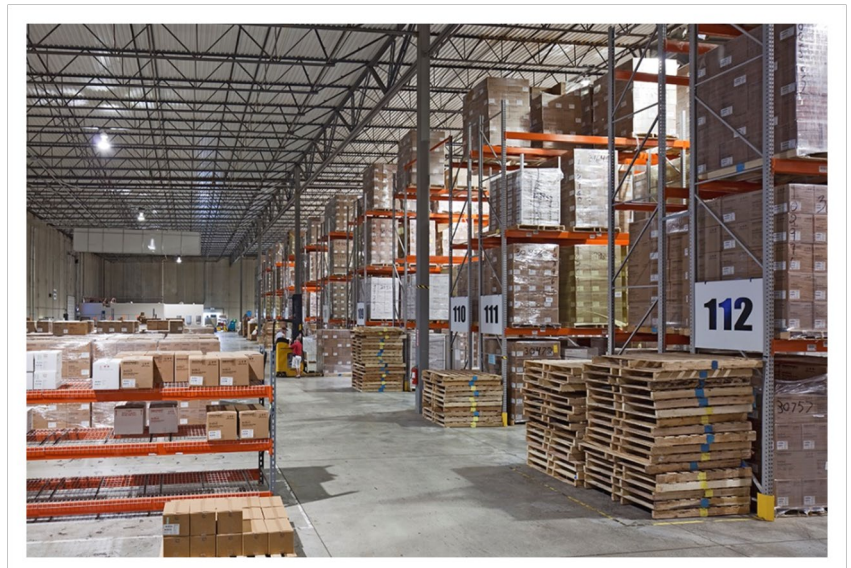
- 60' concrete dock apron
- 70' asphalt truck circulation area (130' truck court)
- 1 - 12' x 14' drive in door
- 13 - 9' x 10' dock high doors with 30,000# mechanical levelers, seals and bumpers; potential to add 8 docks

Plumbing:

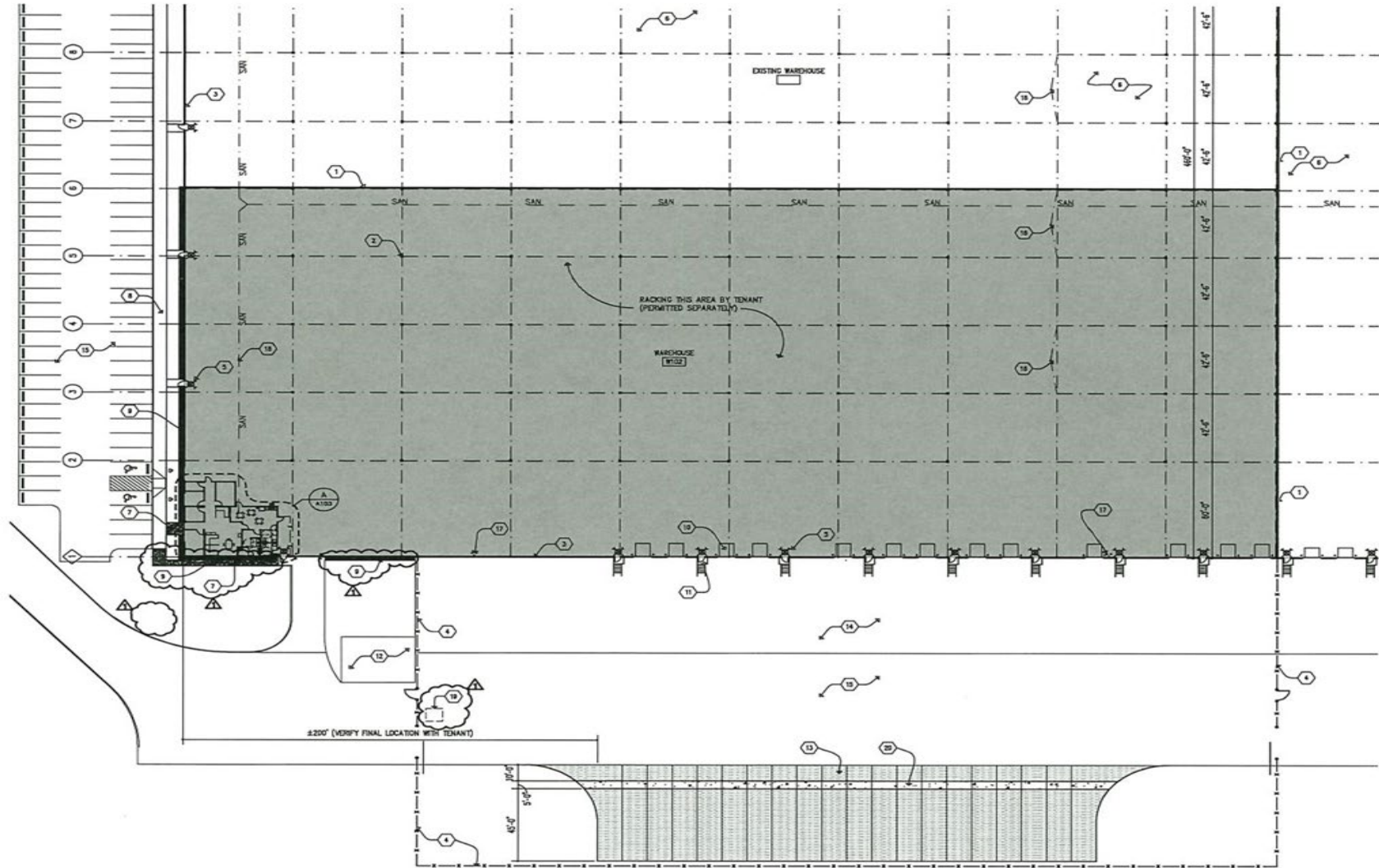
- 1 1/2" domestic water service
- 6" sanitary service
- 75 PSI ESFR sprinkler system
- 8" fire loop around building with hydrants

Electric:

- 400 Amp, 277/480 Volt, 3Phase Service



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KEY DISTANCES		
Pittsburgh, PA	40 Miles	± 40 Minutes
Cleveland, OH	95 Miles	± 1 Hour, 30 Minutes
Columbus, OH	195 Miles	± 2 Hours, 50 Minutes
Buffalo, NY	200 Miles	± 3 Hours
Detroit, MI	250 Miles	± 3 Hours, 40 Minutes

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