

FOR LEASE

12 EIGHTY FOUR DRIVE

EIGHTY FOUR (SOUTH STRABANE TOWNSHIP), PA 15330

67,355 SF

LIGHT INDUSTRIAL SPACE

EASY ACCESS TO I-70



2.5 Miles



0.2 Miles

FOR MORE INFORMATION:

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PROPERTY AND BUILDING INFORMATION

67,355 SF LIGHT INDUSTRIAL SPACE

PROPERTY INFORMATION

BUILDING SF	67,355 SF
CONSTRUCTION	Masonry & Metal
SITE SIZE	7.757 Acres
PARKING	Plentiful vehicle parking available
RAIL	Direct spur to the building via Carload Express

BUILDING SPECS

AVAILABLE SF	67,355 SF
OFFICE SPACE	7,145 SF
COLUMN SPACING	Varies
CLEAR HEIGHT	16' – 22'
DOCK DOORS	Ten (10) Dock high doors equipped with mechanical levelers and bumpers.
DRIVE-IN DOORS	Four (4) grade level doors
WAREHOUSE HEAT	Gas fired suspended units
FREEZER/COOLER	Cooling/refrigeration units, infrastructure and equipment remain in place.
POWER	800 Amp, 480 Volt, 3-Phase
ASKING RATE	\$6.50/SF NNN
ESTIMATED OPEX	\$0.88/SF



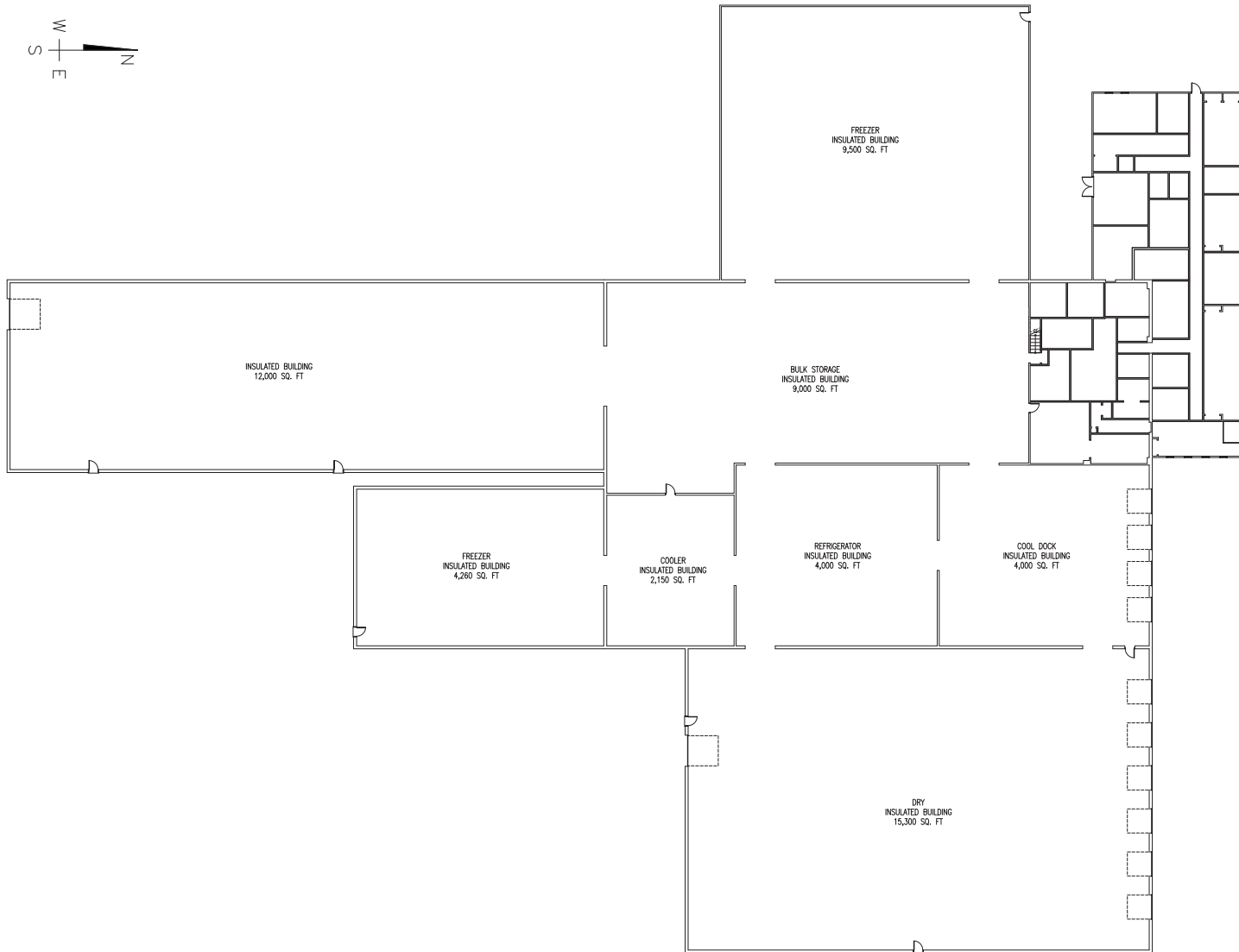
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FLOOR PLAN

67,355 SF LIGHT INDUSTRIAL SPACE



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12 EIGHTY FOUR DRIVE

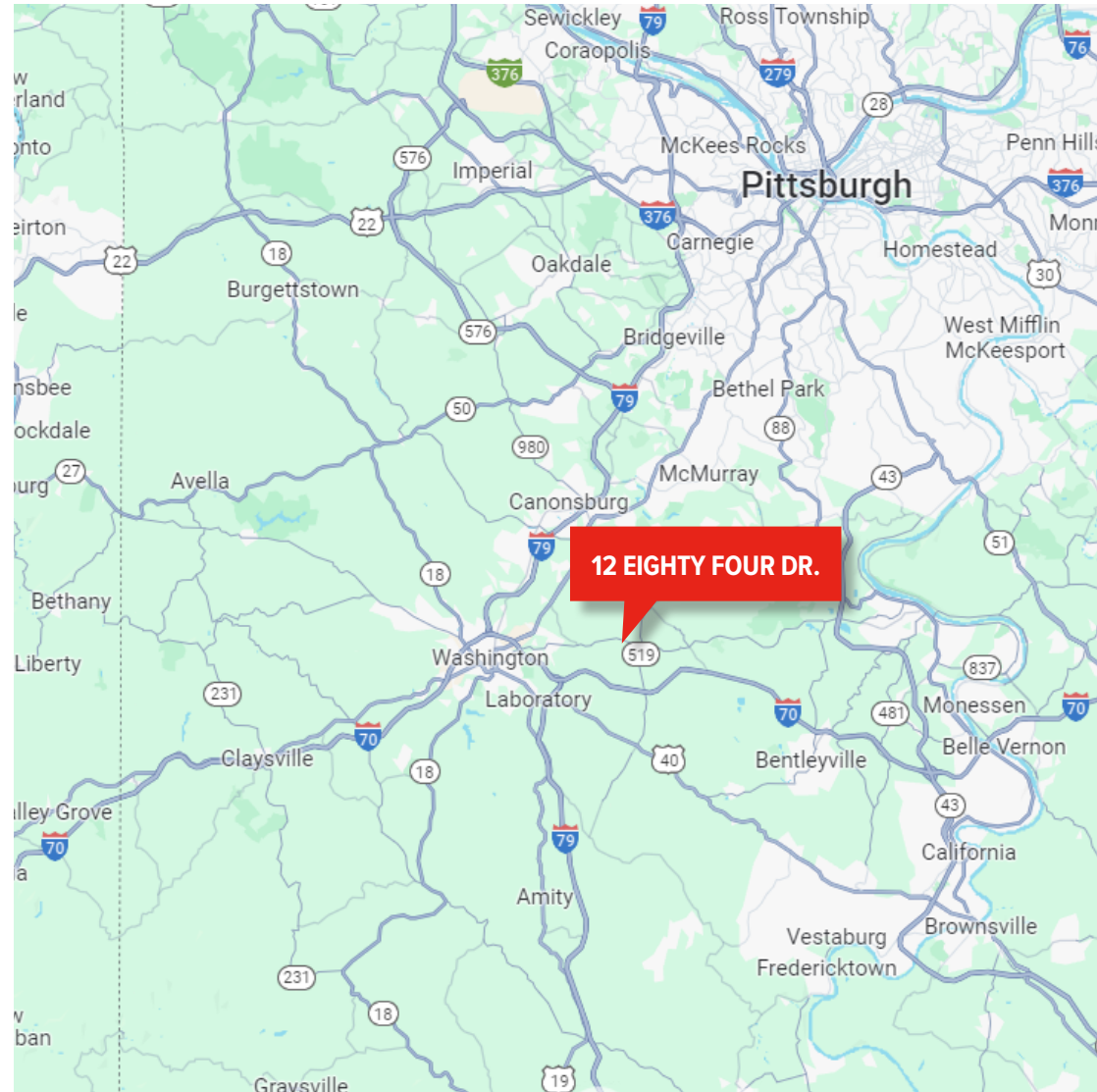
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LOCATION

ACCESS MAP

KEY DISTANCES

- 2.5 miles (5 minutes) to I-70
- 5 miles (9 minutes) to I-79
- 0.2 miles (1 minute) to Route 136
- 6.5 miles (14 minutes) to Washington, PA



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