

FOR LEASE



Industrial Warehouse Space

600 2nd Street, Ellwood City, PA 16117

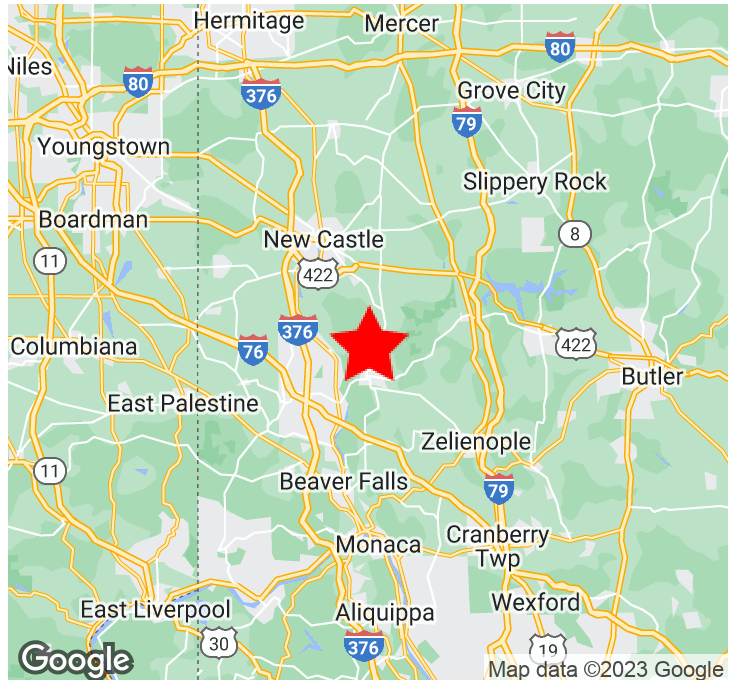


Location Description

Located in Ellwood City in close proximity to I-79, 376 and the PA Turnpike (76).

Property Highlights

- Approximately 123,000 SF Industrial Warehouse Space (Includes 7,300 SF Office)
- Nine (9) Cranes
- Two (2) Overhead Doors
- One (1) Dock Door (Shared)
- 230V/3Phase/AC



Offering Summary

Lease Rate:	\$2.50 SF/yr (Plus Utilities)
Available SF:	123,000 SF
Building Size:	202,791 SF

PRESENTED BY:

RAY THIMONS

O:412.995.2231 | C:412.638.1681

rthimons@penncom.com



**PENNSYLVANIA
COMMERCIAL
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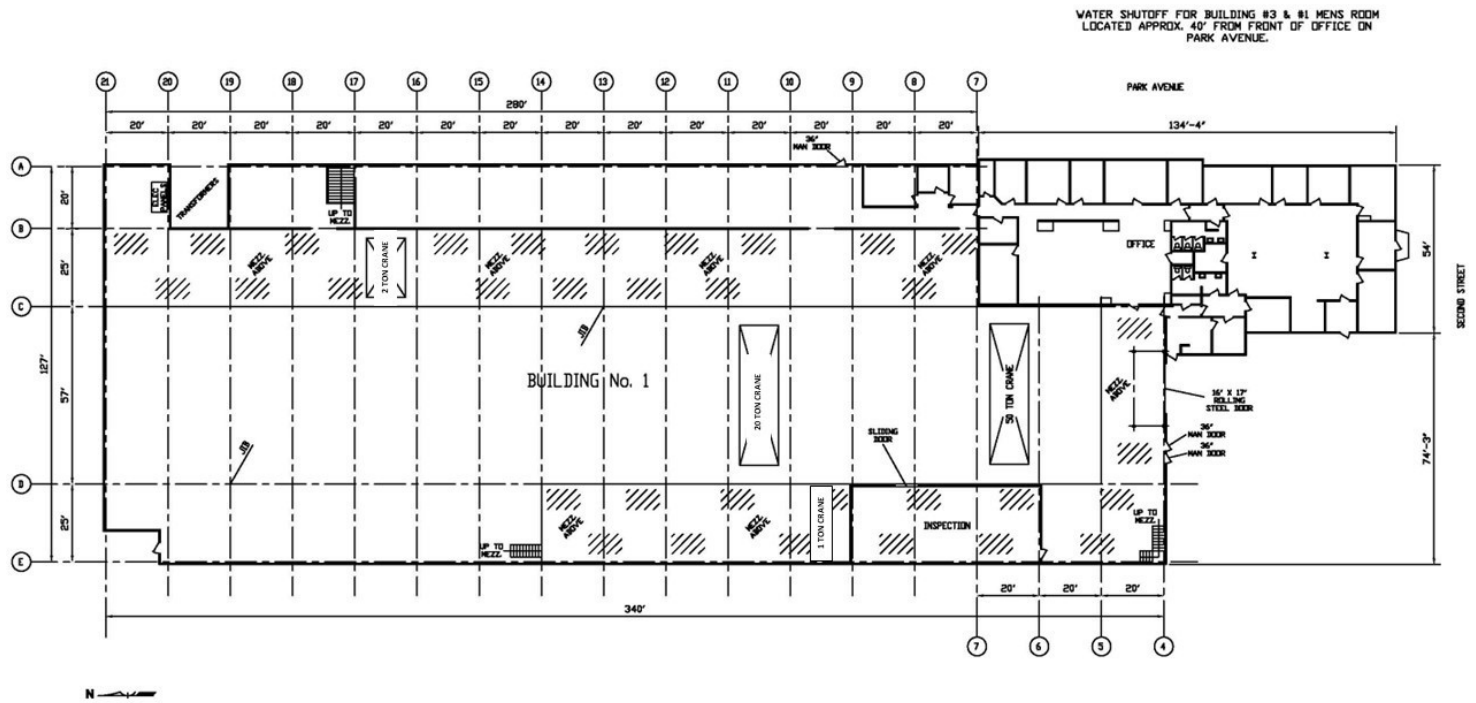
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Ellwood City, PA 16117**

Township/Boro/Ward	County	Building Number
	Lawrence	600

Cranes: (1) 50/10-ton (37' lift); (4) 20-ton; (1) 7.5-ton; (1) 5-ton; (1) 2-ton; (1) 1-ton

Building and Land Data
Gross SF: 202,791
Floors: 1
Dimensions:
Lot Size: acres
Parking: spaces
Ind. Intended Use:
Ind Present Use: Industrial Warehouse
Year Built:
Year Renv:
Construction: Metal/Block

Building Details	
Truck Height: 1	Ceiling: 45' (height varies by bay)
Grade Level: 2	Zoning:
Column Spacing:	Sprinklers: N
Elevators: N	Rail: N
Barge: N	Cranes: Y

Utilities
Heat in Warehouse: CoRayVac
Freezer or A/C in Warehouse:
HVAC in Office: Y
Lighting Type: LED
Electric Company: Ellwood City
Amps: Volts: 230 Phase: 3
Gas Company: Columbia
Sewer Company: Ellwood City
Water Company: PA American Water

Pricing	
Tax Amount:	Office Rental Rate:
Rent per Month:	Warehouse Rental Rate:
Gross/Net: Modified Gross	Blended Rental Rate:
Escalations:	Rental Price/SF: \$2.50/SF (+utilities)
Sale Price:	Smallest Division:
Sale Price/SF:	Largest Division:

Availabilities			
Available SF: 123,000	Office SF: 7,300	Warehouse SF: 115,700	Possession Date: