

31,690 SF SPEC BUILDING ADDITION 7755 KLIER DR. SUITE B FAIRVIEW PA 16415

AVAILABLE FOR LEASE



BUILDING SIZE: 30,000 sf Pre-Engineered Metal Building Addition with a 1690 sf Dock Building

INTERIOR SIZE: 409 sf Bathrooms

BAYS: 75' x 28'-6" with (6) Interior Columns

SQUARE FOOT PRICE: \$7.25 NNN

LEASE TERM: Negotiable

INCENTIVES: 5 Year LERTA to Commence with Occupancy Permit

LOT SIZE: 8.94 Acres

CEILING HEIGHT: 20' Clear Height, 23' Low Eave Height

FLOOR: 6" Concrete, LVT in Bathrooms

ELECTRIC: 400 AMP/480 V/3 Phase Service

LIGHTING: High Bay LED Fixtures

VENTILATION: Heating with Minimal Ventilation

DOCKS: (3) Dock Doors & Mechanical Levelers

AT-GRADE DOOR: (1) 14' x 14' Door

GAS: National Fuel

WATER: Fairview Township Water

SEWER: Fairview Township Sewer

SPRINKLER: ESFR System

DATA/FIBER: TBD

TRANSPORTATION: U.S. Highway 90 - 1/2 Miles Away; U.S. Highway 79 - 5 Miles Away

FOR MORE INFORMATION CONTACT:
MELISSA MCCORMICK GORNEY
CELL: 814.434.5842
OFFICE: 814.452.4330 ext. 118



MCCORMICK STRUCTURAL SYSTEMS, INC.
1345 W 12th ST.
ERIE, PA 16501

Designed: McCormick
 Drawn: RJP
 Checked: JJH
 Reviewed: REER
 Project #:
 Scale: As Noted

Project County
 Commercial Construction - New Building
 Fairview South 31k Building Addition
 7755 Klier Drive Fairview Industrial Park
 Fairview, Pa, 16415
 Pennsylvania

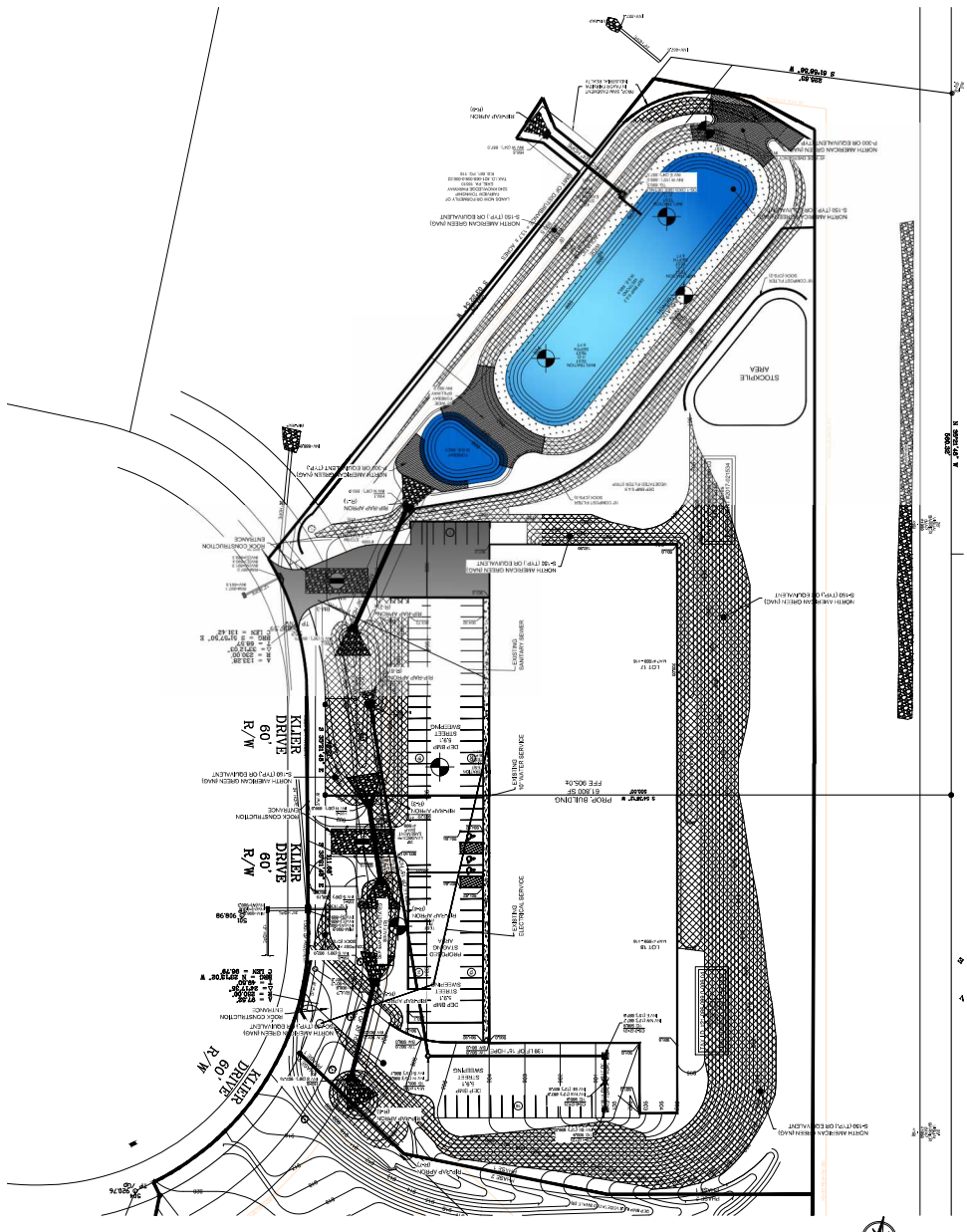
R Three3 Design LLC
 Design Professionals
 125 Bradenton Drive
 New Castle, Pennsylvania 16105
 Fax: 724.212.8888



REVISIONS:



R Three3 Design, Inc. Jan 2024
 PE - 04817 - E



SITE PLAN
 SCALE: 1"=40'0"



REVISIONS

R Thru3 Design LLC
Design Professionals
100 Braddock Drive
New Castle, Pennsylvania 16105
Tel: 724.202.8858

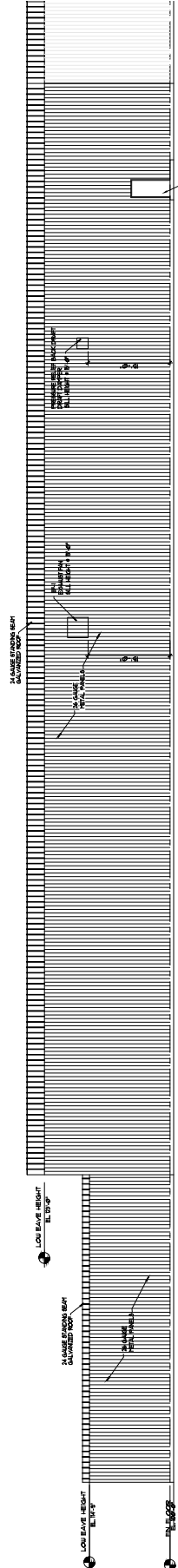
Pennsylvania

EXTERIOR ELEVATIONS
Commercial Construction - New Building
Fairview South 31k Building Addition
7755 Klier Drive Fairview Industrial Park
Fairview, Pa, 16415

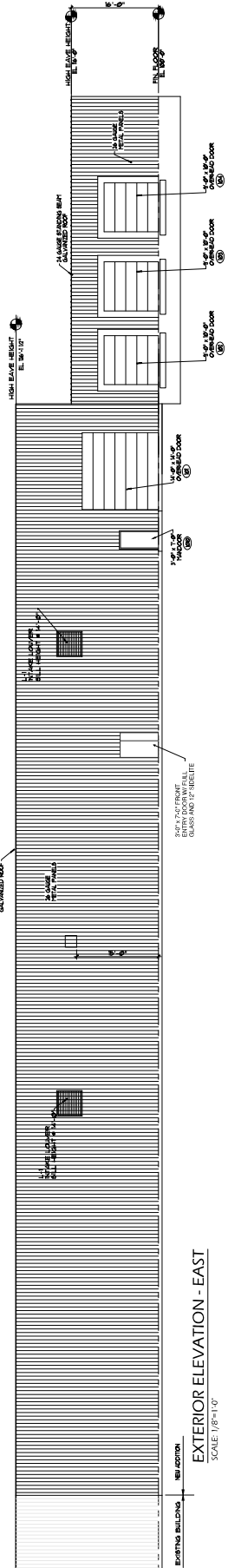
Project County

Designed: McCormick
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Reviewed: RER
Project #:
Scale: As Noted

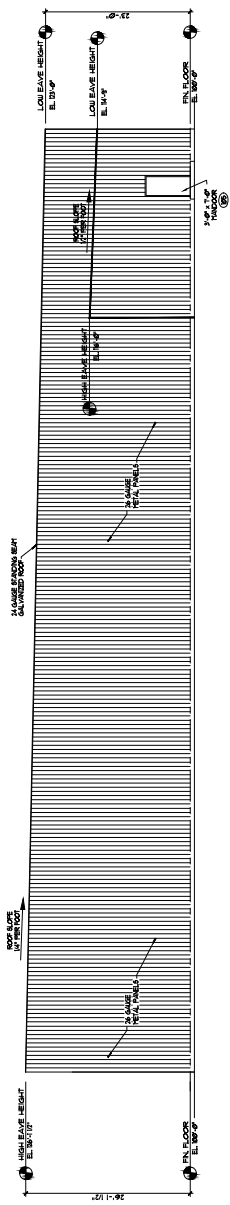
A200
JAN 24, 2024



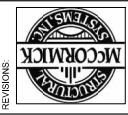
EXTERIOR ELEVATION - WEST
SCALE: 1/8"=1'-0"



EXTERIOR ELEVATION - EAST
SCALE: 1/8"=1'-0"



EXTERIOR ELEVATION - NORTH
SCALE: 1/8"=1'-0"



ROOM FINISH SCHEDULE

RM.#	DESCRIPTION	FLOOR FINISH	BASE FINISH	WALL FINISH	CEILING FINISH / HEIGHT
001	WAREHOUSE	CONCRETE	---	SPROD	5'-0" @ 8'-0"
002	WORKSHOP	CONCRETE	---	PAINT	5'-0" @ 8'-0"
003	OFFICE	---	---	---	---

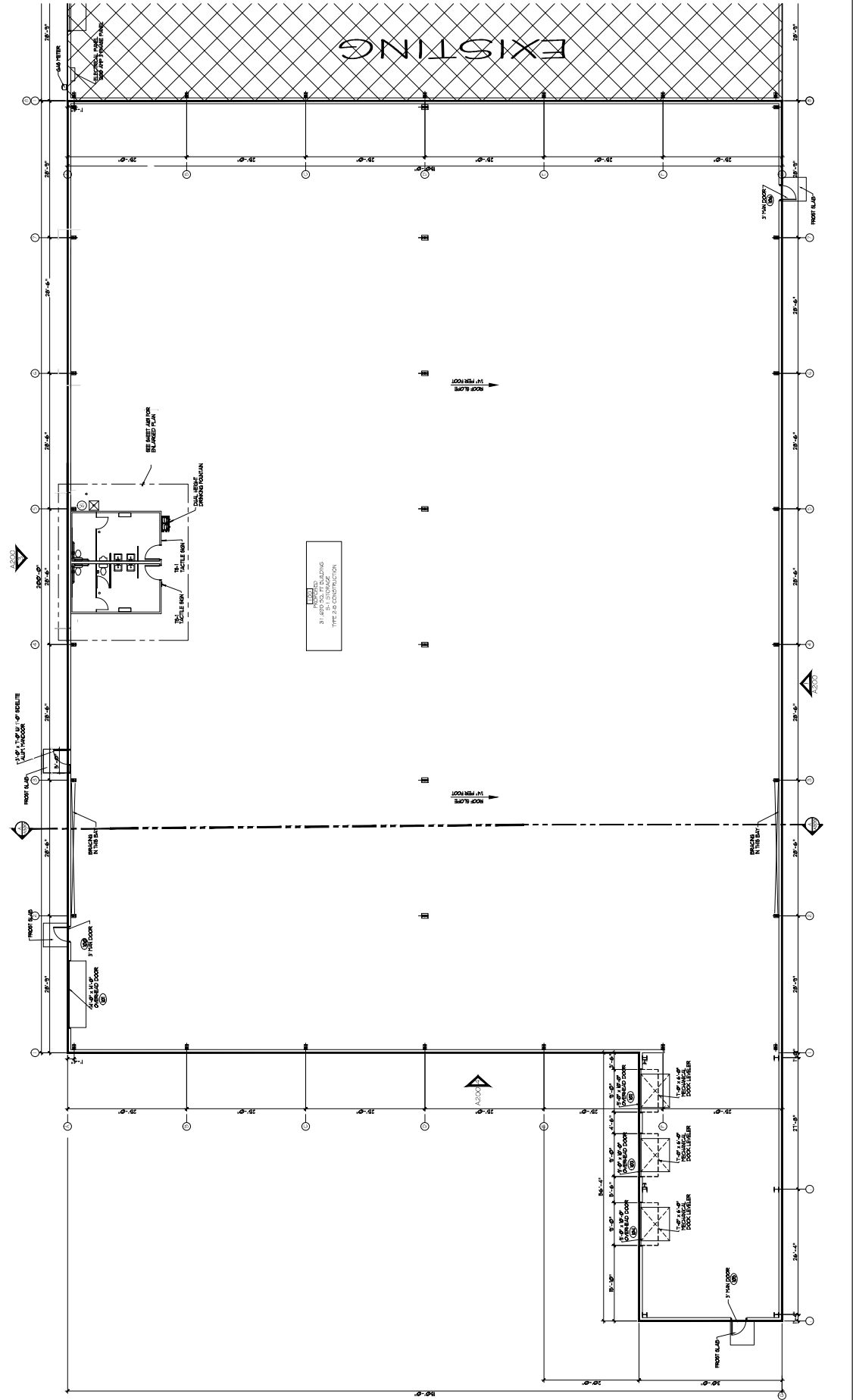
TYPE MARK	DESCRIPTION	COMMENTS	RATING
1	1/2" GYPSUM BOARD ON 5x5 STUDS TO 7'-0"	5x5 STUDS TO 7'-0"	---
2	1/2" GYPSUM BOARD ON 2x4 STUDS TO 7'-0"	2x4 STUDS TO 7'-0"	---
3	1/2" GYPSUM BOARD ON 2x4 STUDS TO 8'-0"	2x4 STUDS TO 8'-0"	---
4	1/2" GYPSUM BOARD ON 2x6 STUDS TO 8'-0"	2x6 STUDS TO 8'-0"	---

DOOR SCHEDULE

DOOR #	WIDTH	HEIGHT	DOOR TYPE	FRAME TYPE	FINISH	HURRLE	MARK
D01	4'-0"	7'-0"	INTERIOR WOOD DOOR	STEEL	PAINT	PAINT	---
D02	4'-0"	7'-0"	EXTERIOR WOOD DOOR	STEEL	PAINT	PAINT	---
D03	4'-0"	7'-0"	OVERHEAD DOOR	STEEL	PAINT	PAINT	---
D04	4'-0"	10'-0"	OVERHEAD DOOR	STEEL	PAINT	PAINT	---
D05	3'-0"	7'-0"	EXTERIOR WOOD DOOR	STEEL	PAINT	PAINT	---
D06	3'-0"	7'-0"	INTERIOR WOOD DOOR	STEEL	PAINT	PAINT	---
D07	3'-0"	7'-0"	INTERIOR WOOD DOOR	STEEL	PAINT	PAINT	---
D08	3'-0"	7'-0"	INTERIOR WOOD DOOR	STEEL	PAINT	PAINT	---

WALL TYPES

TYPE MARK	DESCRIPTION	COMMENTS	RATING
1	1/2" GYPSUM BOARD ON 5x5 STUDS TO 7'-0"	5x5 STUDS TO 7'-0"	---
2	1/2" GYPSUM BOARD ON 2x4 STUDS TO 7'-0"	2x4 STUDS TO 7'-0"	---
3	1/2" GYPSUM BOARD ON 2x4 STUDS TO 8'-0"	2x4 STUDS TO 8'-0"	---
4	1/2" GYPSUM BOARD ON 2x6 STUDS TO 8'-0"	2x6 STUDS TO 8'-0"	---





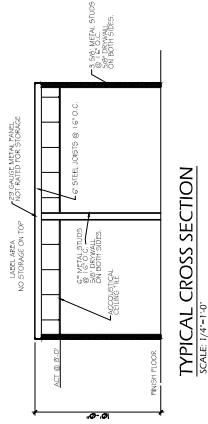
REVISIONS



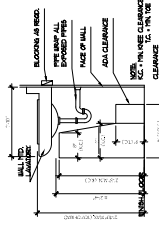
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 Design Professionals
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ENLARGED PLANS AND SCHEDULES
 Commercial Construction - New Building
 Fairview South 314 Building Addition
 7755 Kieft Drive
 Fairview, Pa, 16415
 Project County

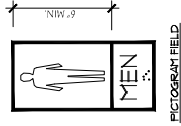
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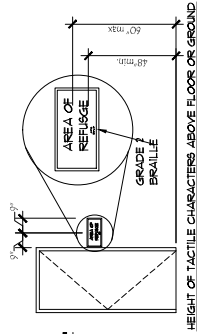
TYPICAL CROSS SECTION
 SCALE: 1/4"=1'-0"



WALL MOUNTED SINK DETAIL
 SCALE: 1/4"=1'-0"



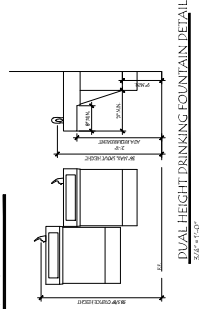
PICTOGRAPH FIELD



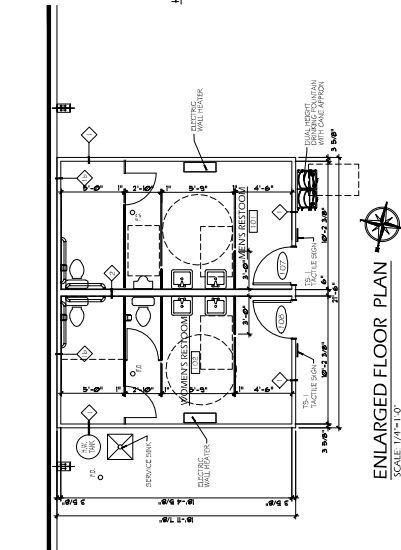
TACTILE SIGNAGE DETAIL
 N.T.S.

SYMBOL LEGEND:
 TS-1 = TACTILE RESTROOM SIGN - M CORER F
 TS-EX = ACCESSIBLE EXIT SIGN

TACTILE SIGNAGE DETAIL
 N.T.S.

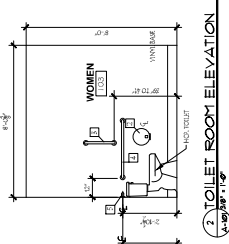


DUAL HEIGHT DRINKING FOUNTAIN DETAIL
 SCALE: 1/4"=1'-0"

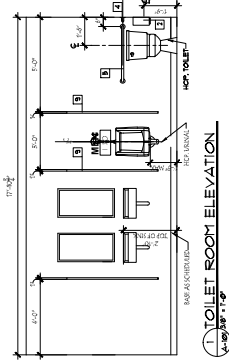


ENLARGED FLOOR PLAN
 SCALE: 1/4"=1'-0"

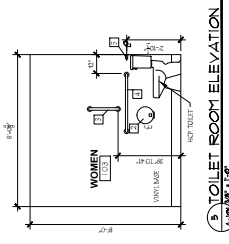
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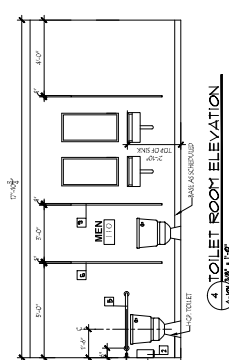
1. TOILET ROOM ELEVATION
 SCALE: 1/8\"/>



2. TOILET ROOM ELEVATION
 SCALE: 1/8\"/>



3. TOILET ROOM ELEVATION
 SCALE: 1/8\"/>



4. TOILET ROOM ELEVATION
 SCALE: 1/8\"/>