



FOR LEASE
 220 SOUTH NOAH DRIVE
 VICTORY ROAD BUSINESS PARK
 CLINTON TOWNSHIP, BUTLER COUNTY
 SAXONBURG, PA 16056

As exclusive agent, Newmark is pleased to present this unique opportunity for Lease.

A single story, Class A light industrial building containing 122,500 SF situated on 11.78 acres in the Victory Road Business Park. The property was built in 2008 and occupied by one user since its completion. The building is available for immediate occupancy for a single tenant. The property is located off RT 228 at Victory Road 4 miles east of RT 8 (N/S) and an additional 9 miles east of Cranberry Township at the confluence of RT 228 (E/W)/RT 19 (N/S)/I-79 (N/S)/I-76 (E/W). The RT 228 corridor is one of the fastest growing residential and commercial districts in Southern Butler County and provides excellent access to amenities.

Property Information

- **Address:** 220 South Noah Drive, Saxonburg, PA 16056
- **Parcel ID:** 100-2F08-14GA (Clinton Township, Butler County, PA)
- **Land Area:** 11.78 Acres
- **Zoning:** IP- Industrial
- **Age:** Built in 2008
- **Rentable Area:** +/- 122,500 SF
- **Parking:** 158 Existing to 268 Potential Spaces



For information, please contact:

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Building Highlights

- Structural steel system with poured concrete slab on grade with concrete foundations
- Metal panel exterior with split face block / brick office facades
- Pitched standing seam metal roof
- 20,000 SF finished offices for C-suite; private offices; functional open plan
- 102,500 SF Light Industrial / Warehouse Space
- Clear height 30'
- Column spacing 46' x 48'
- 1-5 ton crane and 2-1 ton crane

MEP System

- Full HVAC in office area
- Eight (8) ventilation units in light industrial space
- Gas-fired suspended radiant tube heaters in light industrial space
- 4000 AMP; 480/277 V; primary service with 120/208 V
- Fully protected wet-pipe sprinkler system –ordinary hazard

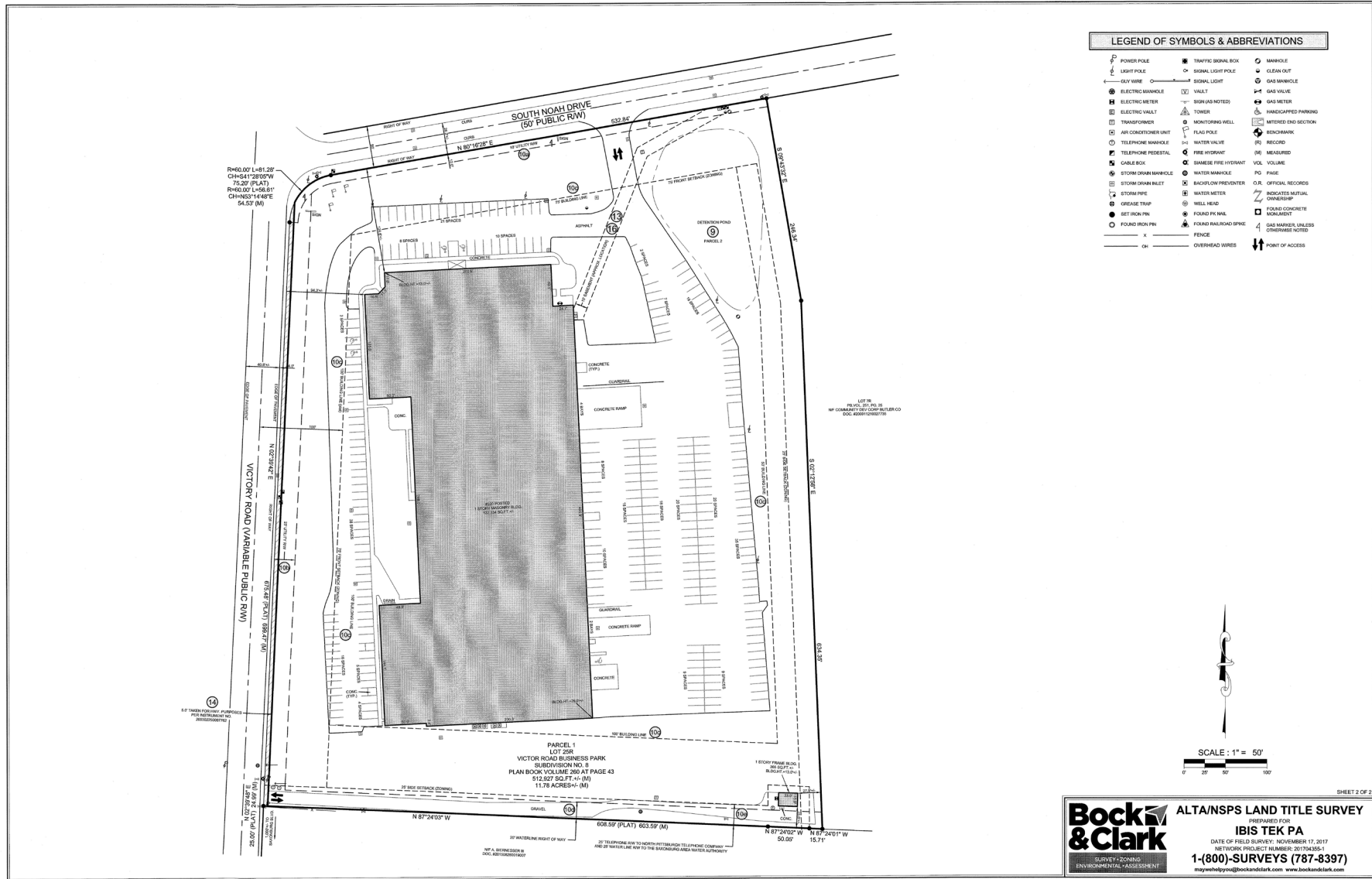
Shipping / Receiving

- Six dock high doors (9'x10') with levelers and seals with a concrete apron
- Three At-Grade drive in doors 12'x14'

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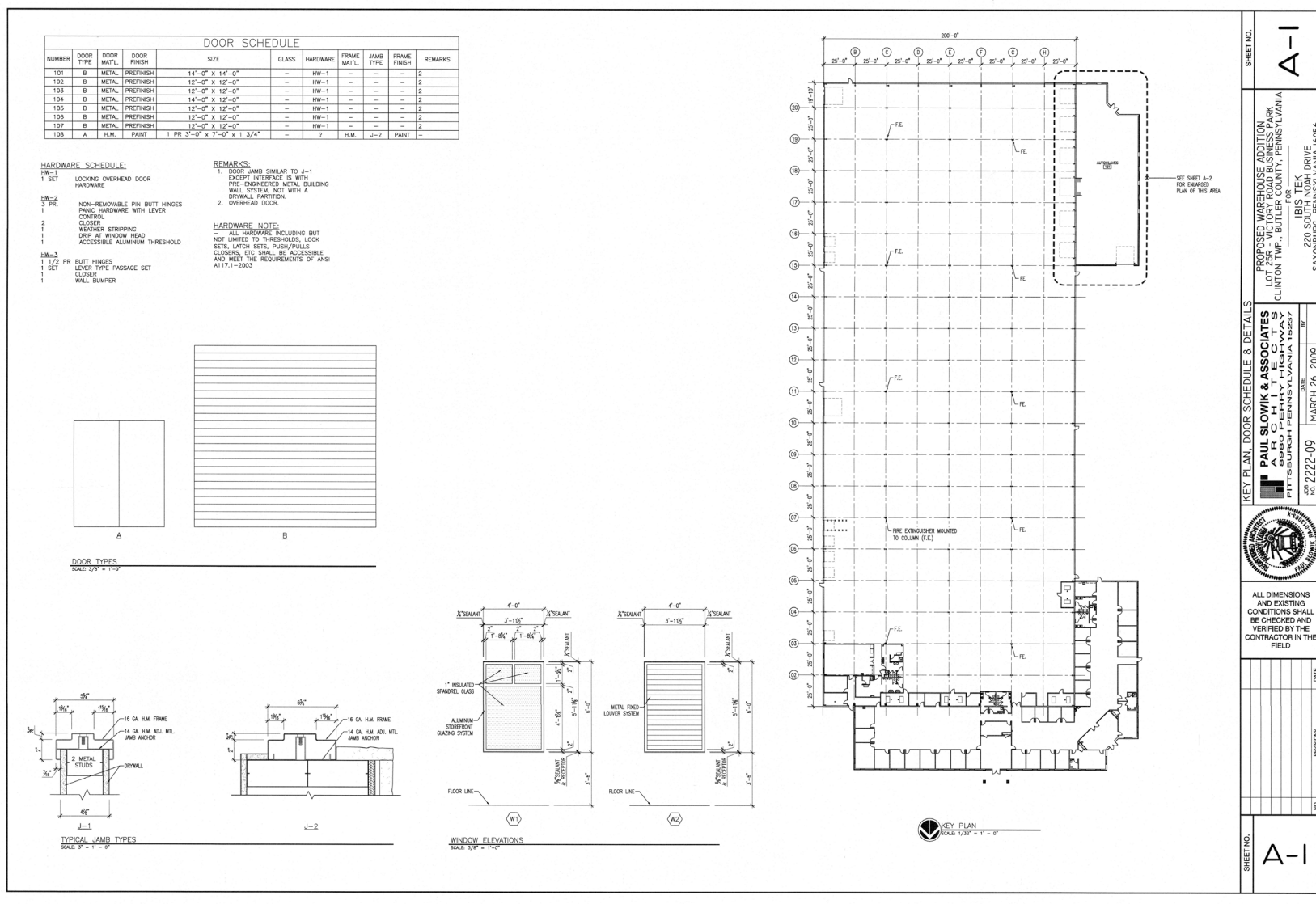


Bock & Clark ALTA/NPS LAND TITLE SURVEY
 PREPARED FOR
IBIS TEK PA
 DATE OF FIELD SURVEY: NOVEMBER 11, 2017
 NETWORK PROJECT NUMBER: 201704355-1
1-(800)-SURVEYS (787-8397)
 SURVEY-ZONING ENVIRONMENTAL ASSESSMENT
 maynehel@bockandclark.com www.bockandclark.com

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A-1

KEY PLAN, DOOR SCHEDULE & DETAILS

PAUL SLOWIK & ASSOCIATES
5800 PENNYPITTSBURGH
PITTSBURGH, PENNSYLVANIA 15207
PH: 412-222-0900 FAX: 412-222-0909

MARCH 26, 2009

BY: [Signature]

DATE: [Blank]

PROFESSOR: [Blank]

NO.:

A-1

SHEET NO. A-1
 PROPOSED WAREHOUSE ADDITION
 LOT 268 - VICTORY ROAD BUSINESS PARK
 CLINTON TWP., BUTLER COUNTY, PENNSYLVANIA
 IBIS TEK
 220 SOUTH NOAH DRIVE
 SAXONBURG, PENNSYLVANIA 16056

220 South Noah Drive Saxonburg, PA 16056



Utility Providers

Gas: Peoples Gas
Electric: West Penn Power
Water: PA American Water
Sewer: Saxonburg Water Authority
Voice/Data: Armstrong

Real Estate Tax Summary

Assessed Value: \$1,148,321
Butler County: \$31,373 based on 27.626 mils
Clinton Township: \$4,743 based on 4.130 mils
Knoch School: \$108,258 based on 94.275 mils
\$144,724 Total 126.031 mils

Pricing

Lease Rate: \$8.95/SF NNN

Immediate Availability

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