

1214 FREEDOM ROAD

CRANBERRY TOWNSHIP, PA 16066

**32,799 SF
AVAILABLE**

**LIGHT INDUSTRIAL
SHOWROOM
WAREHOUSE SPACE**



FOR MORE INFORMATION:

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Marketed By:

GENFOR
REAL ESTATE

Owned by:



**CHAPMAN
PROPERTIES**

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SPECIFICATIONS

BUILDING &
AVAILABLE SPACE

PROPERTY OVERVIEW

BUILDING SF	32,799 SF
FINISHED SPACE	9,720 SF comprised of: <ul style="list-style-type: none">1,800 SF Office1,760 SF Training area4,000 SF Showroom2,160 SF Will Call area
SITE ACREAGE	5.808 AC
CLEAR HEIGHT	21'4"
ELECTRIC	Heavy three phase power in place
LOADING	<ul style="list-style-type: none">Two (2) dock doors equipped with high lift, dock bumpers and sealsOne (1) 12' x 25' drive-in door
POWER	225 AMP, 480/277 V, 3 phase, 4 wire
SPRINKLERS	Ordinary Hazard Wet System
HVAC	Gas forced unit heaters. Fully conditioned office/showroom/will call areas
MUNICIPALITY	Cranberry Township
PARCEL ID	130-4F110-14C5B-0000 (in the Butler County Property Records)
ZONING	SP-1, Cranberry Township
OUTDOOR STORAGE	0.75 acre paved and secured lot



**RARE OUTDOOR STORAGE OPPORTUNITY IN
THORN HILL INDUSTRIAL PARK**

PROPERTY HIGHLIGHTS

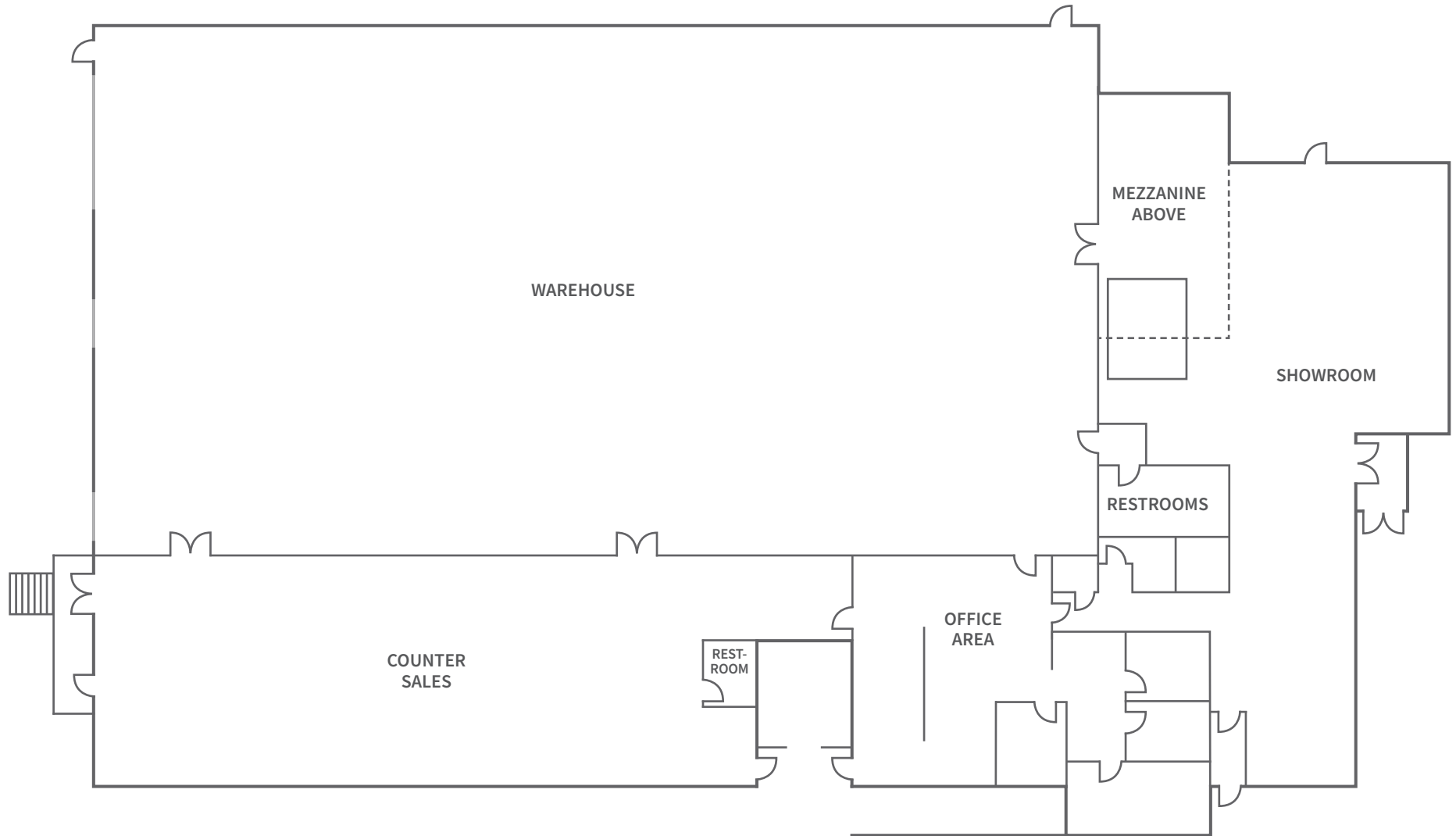
- Quality Light Industrial / Showroom / Distribution Space
- Premier Cranberry and Thorn Hill Industrial Park location with excellent Interstate Access
- Freestanding building with outdoor storage
- Location and finishes ideal for showroom/warehouse uses

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FLOOR PLAN

INDUSTRIAL SPACE
AVAILABLE

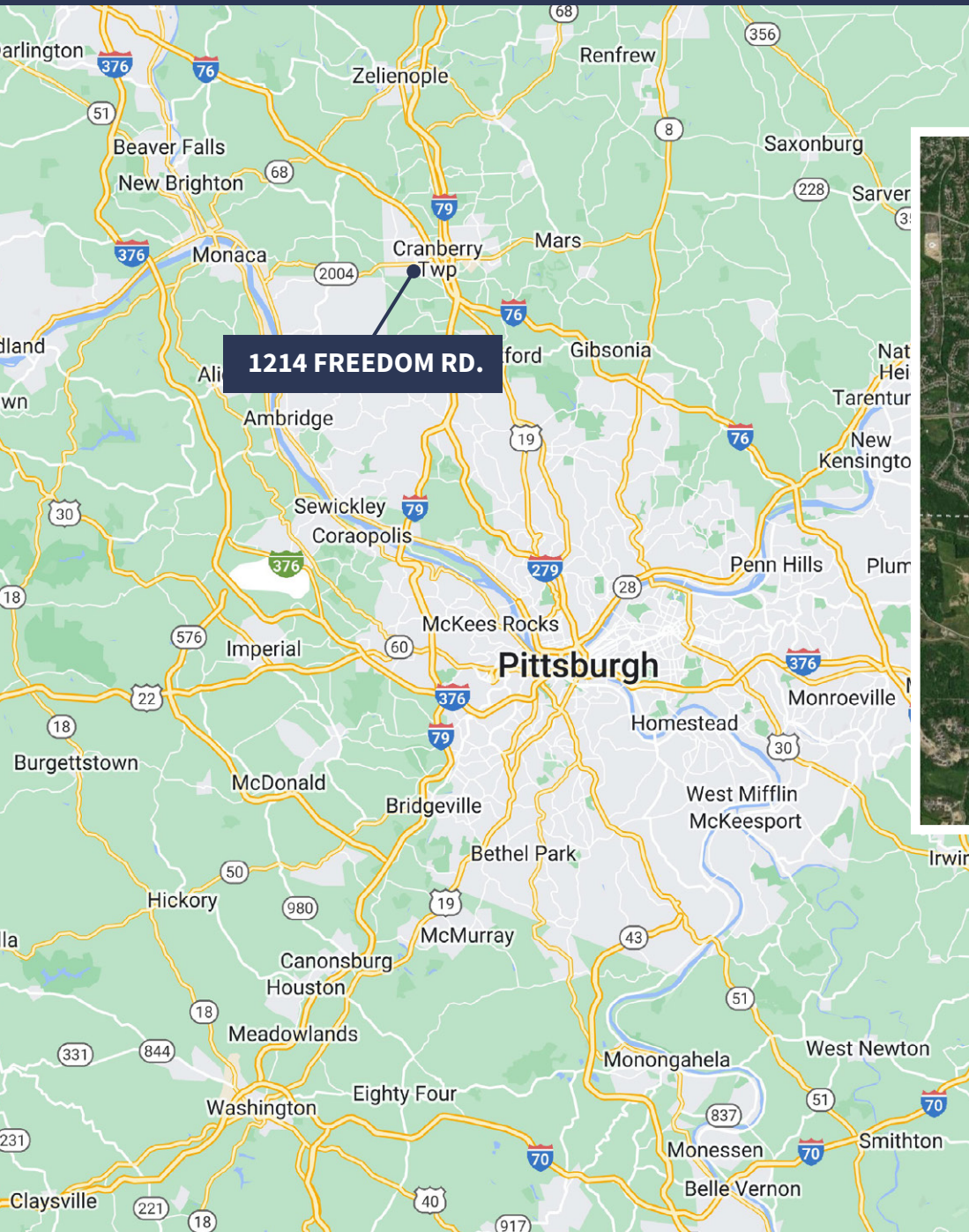


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LOCATION

STRATEGIC
INDUSTRIAL &
LOGISTICS LOCATION



KEY HIGHWAY DISTANCES

- 1 mile to Route 19
- 1.5 miles to I-79
- 1.5 miles to PA Turnpike I-76

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I-79, I-76 (PA Turnpike),
and Route 19 Interchanges

5.808 ACRES
TOTAL SITE ACREAGE

0.75 ACRES
PAVED & SECURED LOT

Please contact the marketing team for more information:

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**CHAPMAN
PROPERTIES**

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