

SUBLEASE



Warehouse/Distribution Space

1 Sexton Rd, Mc Kees Rocks, PA 15136



Location Description

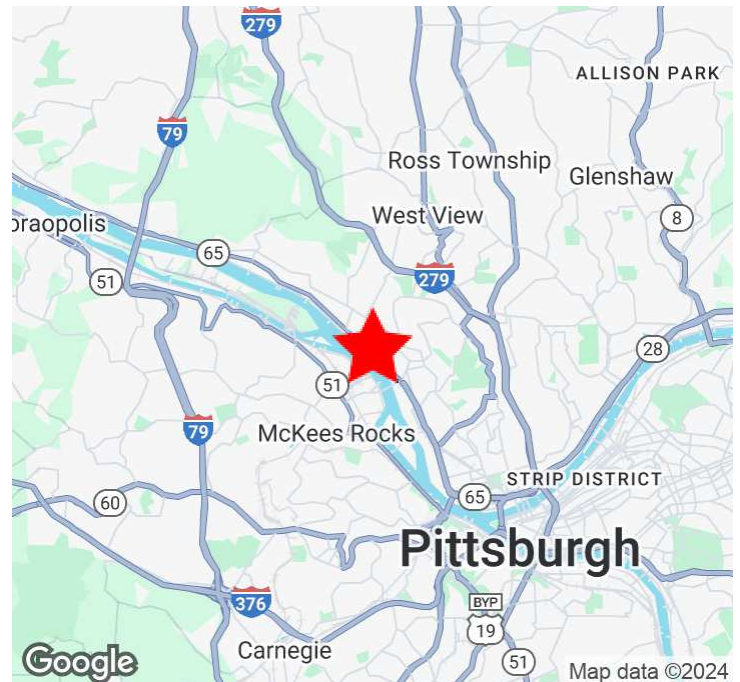
Prime location in McKees Rocks for Warehouse/Distribution businesses seeking convenience and accessibility. In close proximity to major roadways including Routes 51 and 65. Five (5) miles to Downtown Pittsburgh.

Property Highlights

- 49,391 SF Available For Sublease
- Eight (8) Dock Doors
- 14' Ceiling Height
- Ample Parking

Offering Summary

Lease Rate:	\$5.50 SF/yr (Gross)
Available SF:	49,391 SF
Lot Size:	3 Acres
Building Size:	76,523 SF



PRESENTED BY:

BOB CORNELL
O:412.391.3500 | C:412.760.9999
bcornell@penncom.com

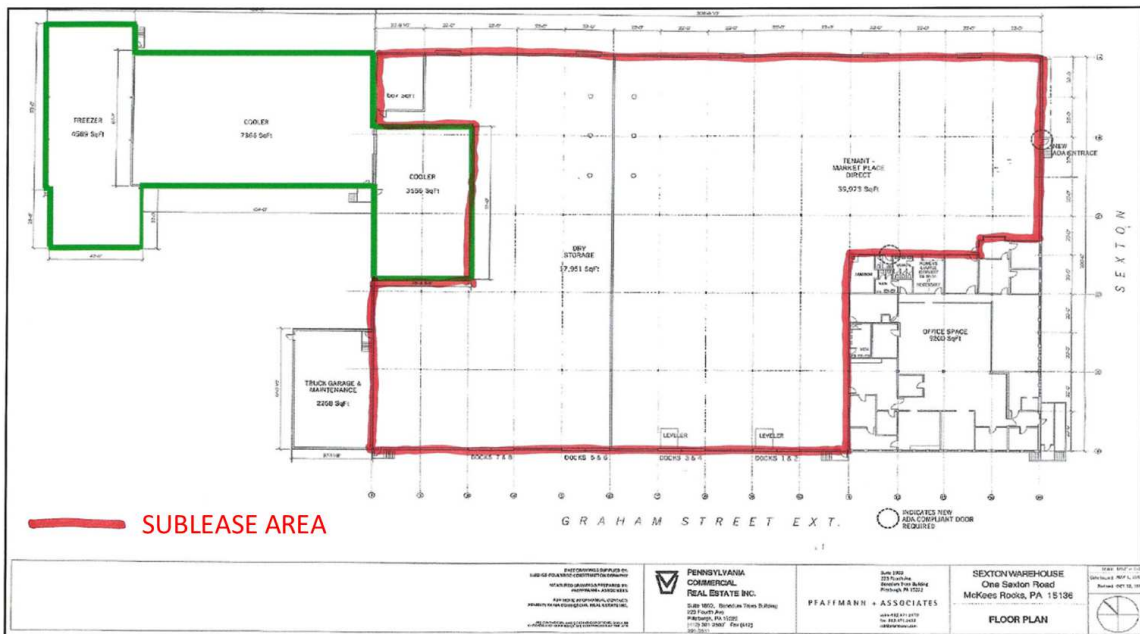


SUBLEASE



Warehouse/Distribution Space

1 Sexton Rd, Mc Kees Rocks, PA 15136



PRESENTED BY:

BOB CORNELL
O:412.391.3500 | C:412.760.9999
bcornell@penncom.com



**PENNSYLVANIA
COMMERCIAL
REAL ESTATE INC.**

1 Sexton Road
McKees Rocks, PA 15136

<i>Township/Boro/Ward</i>	<i>County</i>	<i>Building Number</i>
Stowe Township	Allegheny	

Building and Land Data

Gross SF: 76,523
Floors: 1
Dimensions: 310x201
Lot Size: 3 acres
Parking: Ample
Ind. Intended Use:
Ind Present Use:
Year Built: 1950
Year Renv:
Construction: Brick

Building Details

Truck Height: 8	Ceiling: 14'
Grade Level: 0	Zoning: Ind.
Column Spacing: Clear Span	Sprinklers: Y
Elevators: N	Rail: N
Barge: N	Cranes: N

Utilities

Heat in Warehouse: Gas Space Heaters
Freezer or A/C in Warehouse: N
HVAC in Office: Y
Lighting Type: Fluorescent T5
Electric Company: Duquesne Light
Amps: 200 Volts: 208 Phase: 3
Gas Company: Columbia
Sewer Company: ALCOSAN
Water Company: West View

Pricing

Tax Amount:	Office Rental Rate:
Rent per Month:	Warehouse Rental Rate:
Gross/Net: Gross	Blended Rental Rate:
Escalations: Taxes & Insurance	Rental Price/SF: \$5.50
Sale Price:	Smallest Division:
Sale Price/SF:	Largest Division::

Availabilities

Available SF: 49,391	Office SF: 0	Warehouse SF: 49,391	Possession Date: 30 days
-------------------------	-----------------	-------------------------	-----------------------------