

PENN TOWNSHIP FLEX/OFFICE SPACE FOR LEASE

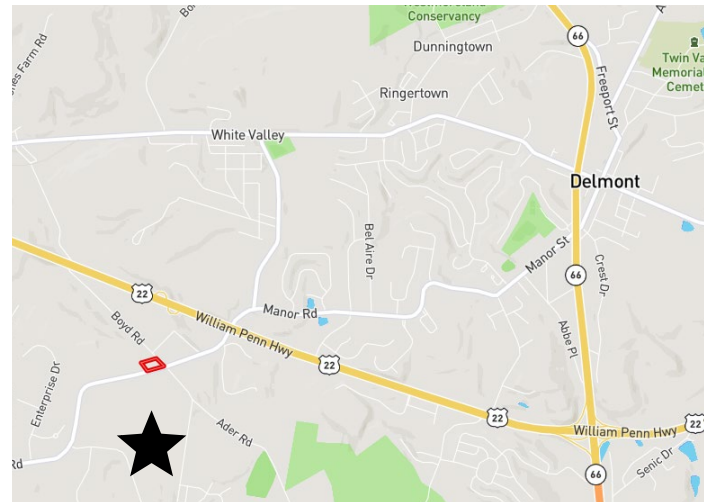
2224 BOYD ROAD, EXPORT, PA

Rendering



BUILDING FEATURES:

- BRAND NEW BUILDING w/ spaces in Shell Condition
- 3,500 - 8,000 SF Available
- Use: Flex/Office/Warehouse
- Zoning: Industrial Commerce
- Available 2nd Quarter of 2025
- Corner Exposure
- Penn Township
- Rates start at \$15/SF, NNN



**Guardian
Realty**
Solutions, LLC

Cynthia L. Whiteman
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412.297.3567 mobile
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RS357888

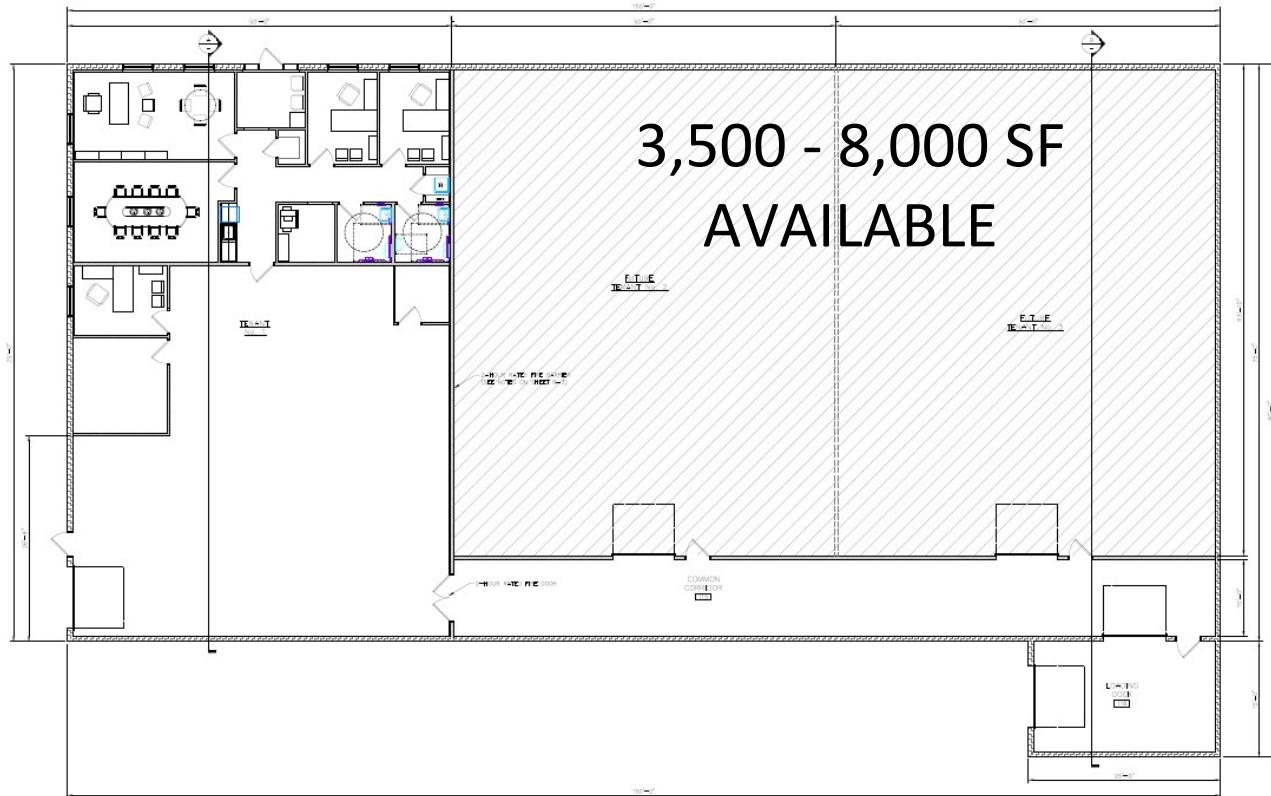
Christina M. Bucciero
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Guardian Realty Solutions, LLC | 412.829.0900 | #610, 4530 William Penn Hwy, Murrysville, PA 15668

FLEX/OFFICE SPACE FOR LEASE



LEGEND:
MECHANICAL ROOMS (M.R.)
ELECTRICAL ROOMS (E.R.)
PLUMBING ROOMS (P.R.)
CONFERENCE ROOM (C.R.)
RESTROOMS (R.)
STORAGE ROOMS (S.R.)
LOBBY (L.)
RECEPTION AREA (R.A.)
CORRIDOR (C.)
STAIRWELL (S.W.)
ELEVATOR (E.)
ELECTRICAL PANEL (E.P.)
PLUMBING FIXTURES (P.F.)
MECHANICAL EQUIPMENT (M.E.)
FURNITURE (F.)
GLASS PARTITION (G.P.)



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

YOUNG & ASSOCIATES
ENGINEERS + SURVEYORS
2075 South 6th Street
Murrysville, PA 17055-4002
Tel: 717-861-2000
Fax: 717-861-2000
www.youngassociates.com

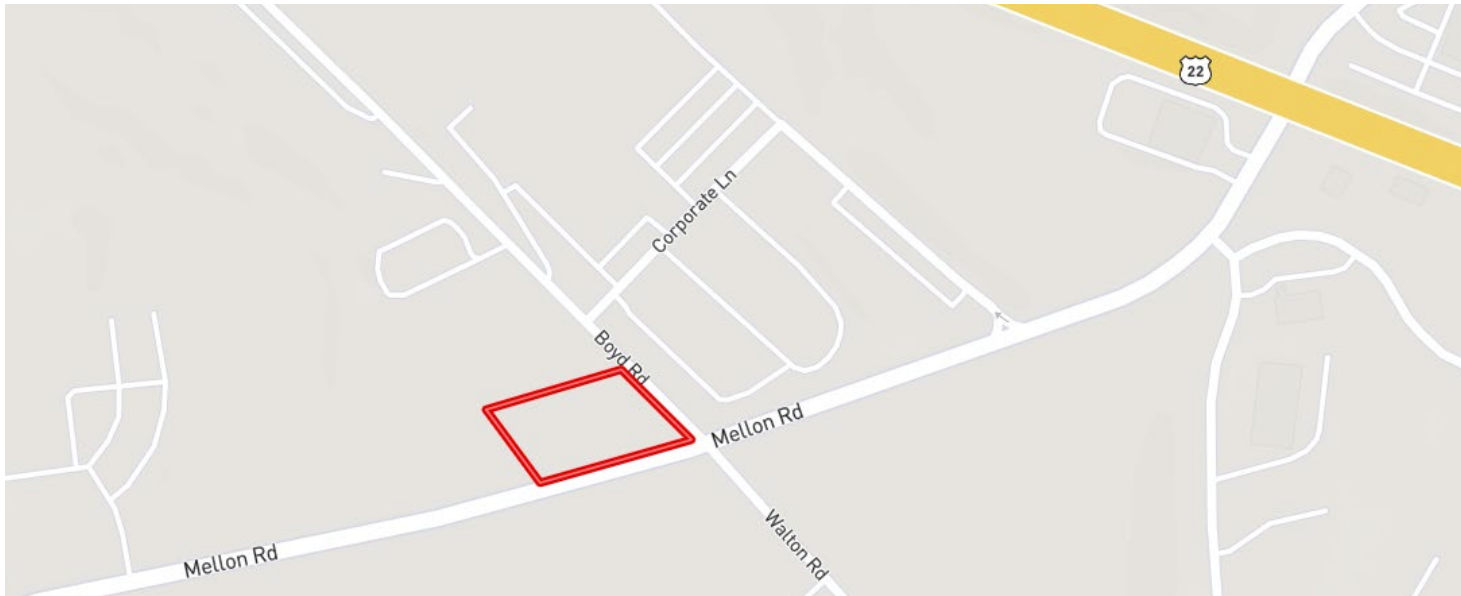
PRELIMINARY 2/4/15

NOT FOR CONSTRUCTION

SHILLING TENANT BUILDING

PREPARED FOR: GCM S.I. CASSELL, LLC
SUPERVISOR: CONSTRUCTION MANAGEMENT SERVICES, INC.
DRAWN BY: SHILLING, WATSON & ASSOCIATES, P.A.

NO.	DESCRIPTION	DATE
1	SHEET	02/03/15
2	DATE	02/03/15
3	SCALE	N/A
4	SHEET	N/A
5	DATE	N/A
6	SCALE	N/A
7	SHEET	N/A



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