

NEW CONSTRUCTION AT FINDLAY INDUSTRIAL PARK



55,296 SF LIGHT INDUSTRIAL / DISTRIBUTION SPACE AVAILABLE

Findlay Industrial Park – Exit 4 off Route 576

301 Solar Drive, Robinson Township, Washington County , Imperial, PA 15126

As Exclusive Agents, Newmark is pleased to present 301 Solar Drive to the Findlay Industrial Park community. This 55,296 SF Class A, single story light industrial building will have 44,930 SF available for occupancy in Q3/Q4 2023.

PROPERTY FEATURES

- 44,930 SF AVAILABLE
- POTENTIAL TO SUBDIVIDE
- LEASE RATE INCLUDES 5% OFFICE AREA
- 48' x 48' COLUMN SPACING
- 32' CLEAR CEILING HEIGHT
- 1-14' x 16' DRIVE-IN DOOR
- 9 – 9' x 10' DOCK HIGH DOORS
- ESFR SPRINKLER SYSTEM
- 1200 AMP 480/277 V SERVICE TO BUILDING
- 800 AMP 480/277 V SERVICE AVAILABLE
- 6" CONCRETE FLOOR
- 45 MIL TPO ROOF ON R-25 INSULATION
- LED LIGHTING TO 25 FC IN WAREHOUSE
- 91 PARKING SPACES

LEASE RATE

- \$9.95/SF NNN
- RE TAX: EST. AT \$1.50/SF
- CAM: EST. AT \$.70/SF

AVAILABLE SF AREA

44,930 SF; can be subdivided to 18,432 SF minimum in 9,216 SF increments.

LOCATION

The Findlay Industrial Park can be accessed via Exit 4 of PA Turnpike RT 576 or State Route 22 (McDonald/Midway Exit). It is situated four miles southeast of I-376 at the Pittsburgh International Airport and one mile north of State Route 22 and PA Turnpike RT 576 (no toll). It is 15 miles north of I-79 (via RT 576) at Exit 49 and 10 miles west of I-79 via I-376.

DEVELOPER

Paris Properties 3, LLC

CONTRACTOR

Peak Construction

ANCHOR TENANT

J.S Paris Excavation

CONVENIENT ACCESS TO I-376 & ROBINSON AMENITIES

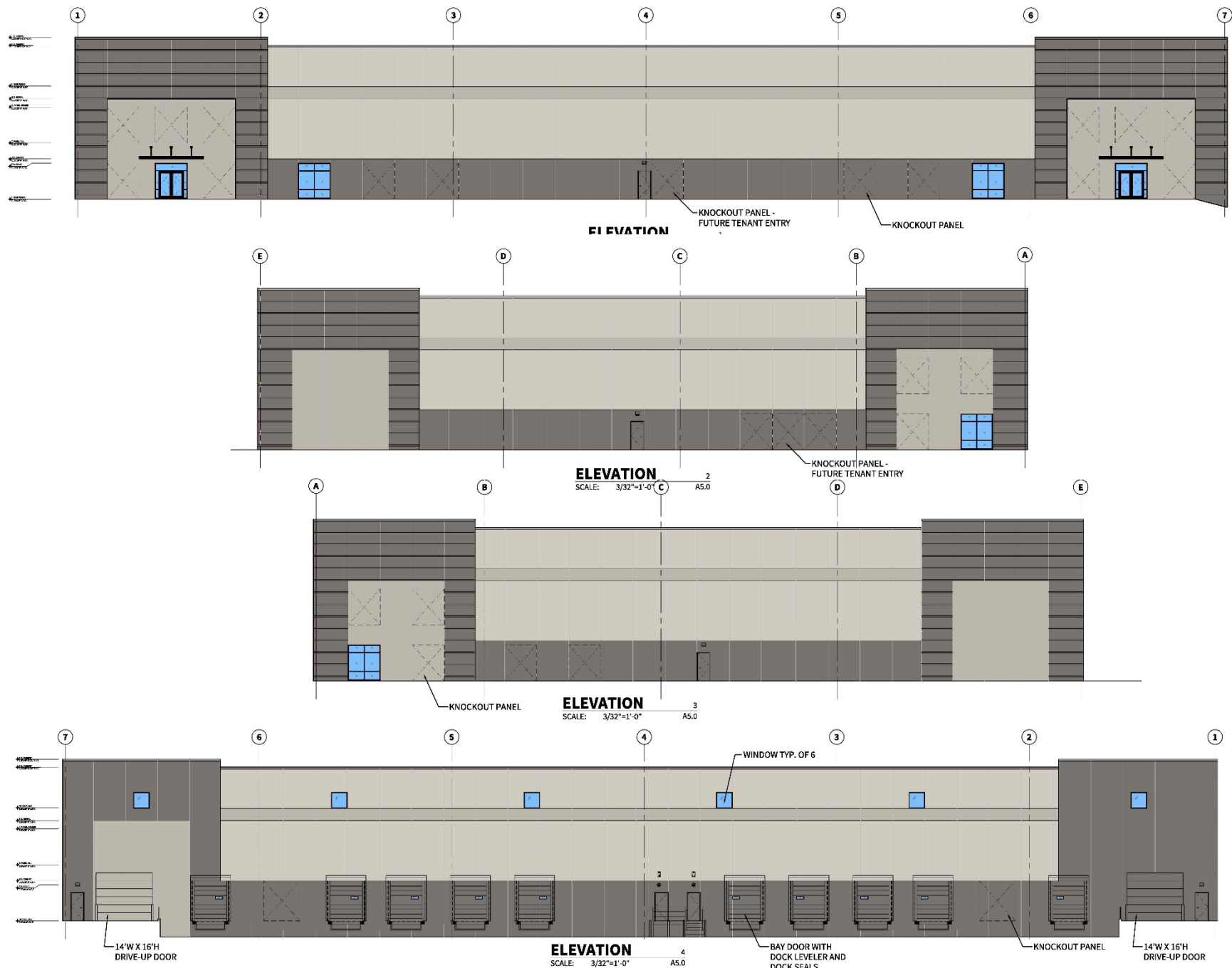
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