

NEW CONSTRUCTION | NOW LEASING



1123 PERRY HIGHWAY | PORTERSVILLE, PA

20,000 SF FLEX / LIGHT INDUSTRIAL | 21'-26' CLEAR | DRIVE-IN LOADING | OUTDOOR STORAGE

PROPERTY DESCRIPTION

AVAILABLE PREMISES

Building Three

- 20,000 SF - Entire Building
- Can be sub-divided - Minimum 8,000 SF

PROPERTY HIGHLIGHTS

- New construction ready for tenant specific improvements.
- Two (2) 14' x 14' drive-in doors
- Drive-in doors can be reconfigured and loading dock(s) added
- 21'-26' clear height
- HVAC and electrical systems per tenant specifications
- Zoned for commercial office and warehouse uses
- Outdoor storage / laydown area available
- Minutes from the Portersville interchange off I-79
- 10 minutes to Route 422
- 20 minutes to Butler and Cranberry Township

LEASE RATE

\$10.00 - \$14.00/SF NNN
(Subject to buildout requirements and term)



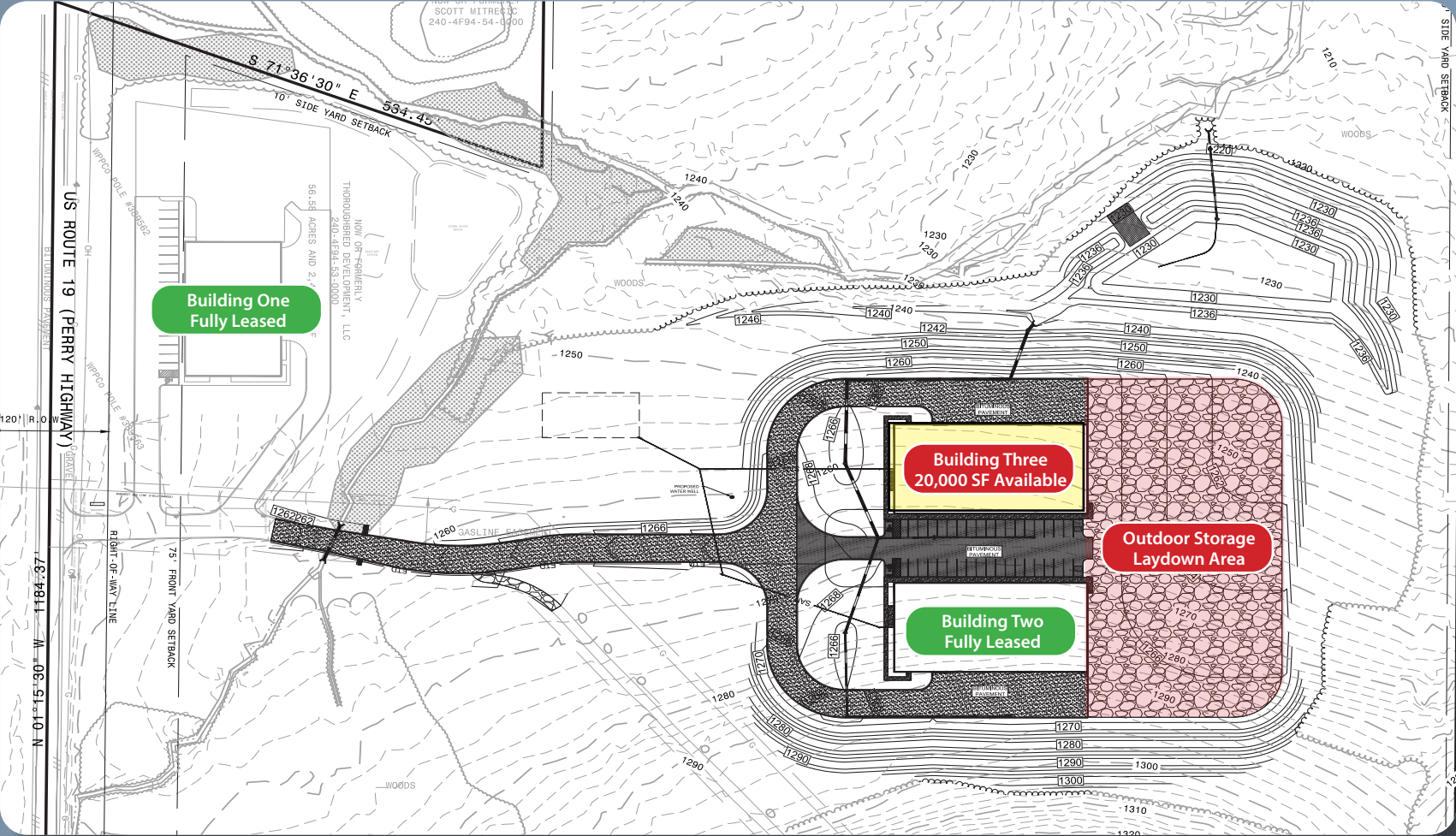
1123 PERRY HIGHWAY

SITE LAYOUT



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SITE PLAN



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BUILDING THREE PHOTOS



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EXAMPLE INTERIOR FINISHES - BUILDING ONE



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PROPERTY LOCATION



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PROPERTY LOCATION



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