

FOR SALE



Industrial Investment Opportunity

111 Arrowhead Drive, Slippery Rock, PA 16057



Property Description

111 Arrowhead Drive is located off of Rt. 108 in Slippery Rock, PA with convenient access to I-79, I-80, US Rt. 422 and PA Rt. 8. With its close proximity to major transportation routes and industrial centers, this location is ideal for Industrial/Flex Space investors.

Property Highlights

- Two Multi-Tenant Buildings For Sale Totaling 55,164 SF
- Constructed in 2010 and 2015
- 100% Current Occupancy
- Financials Available Subject to NDA



Offering Summary

| | |
|-------------|-------------|
| Sale Price: | \$4,950,000 |
| Lot Size: | 7.7 Acres |
| Building 1: | 27,582 SF |
| Building 2: | 27,582 SF |

PRESENTED BY:

GENE GALIARDI

O:412.391.3500 | C:412.580.0636

gagliardi@penncom.com



PENNSYLVANIA
COMMERCIAL
REAL ESTATE INC.

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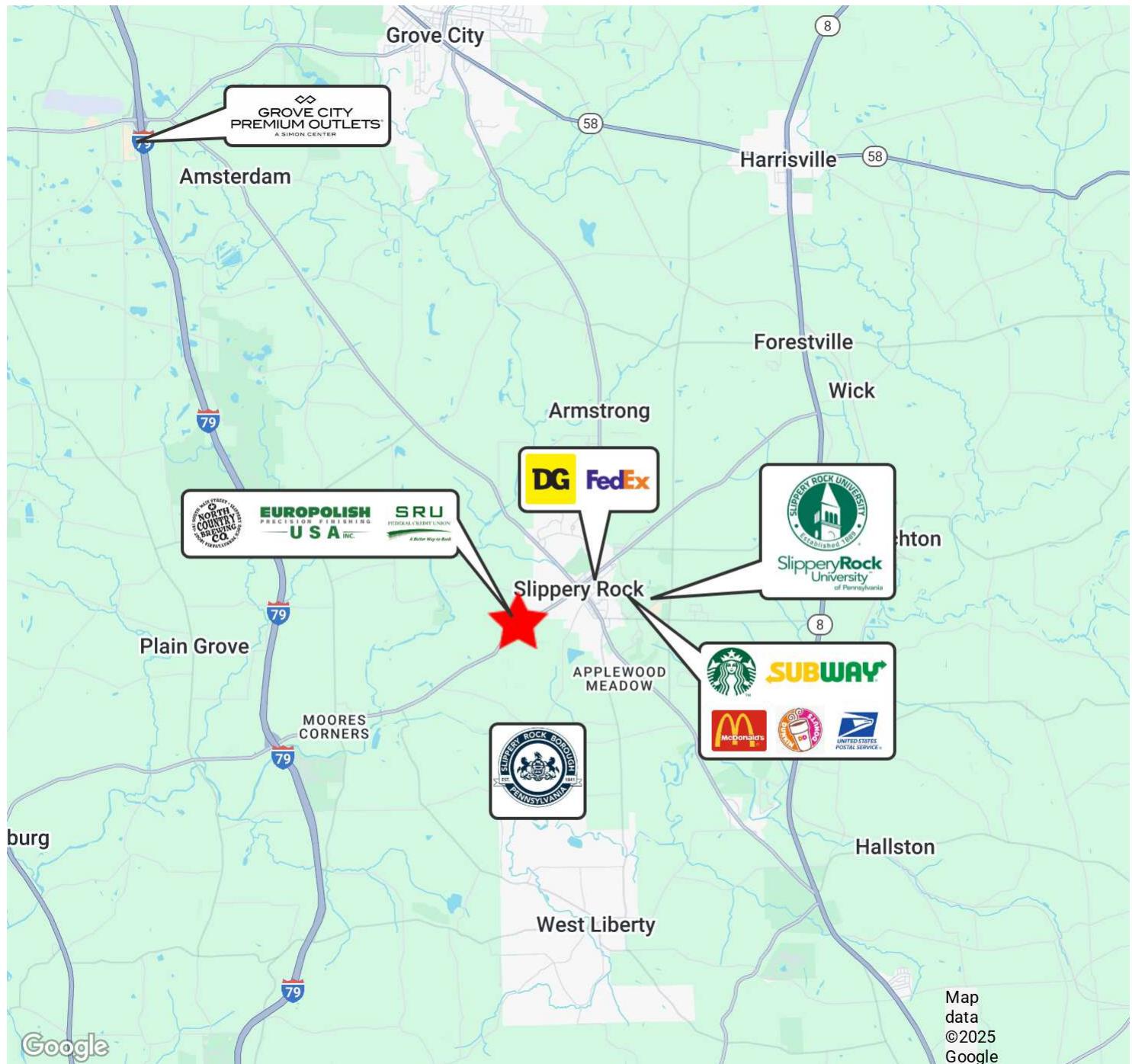
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J.T. Properties Holdings, LLC
 111 Arrowhead Drive
 Buildings 1 & 2
 Slippery Rock PA 16057

| Township/Boro/Ward | County | Building Number |
|--------------------|--------|-----------------|
| Slippery Rock Twp. | Butler | Buildings 1 & 2 |

Two (2) multi-tenant buildings totaling 55,164 SF for sale. 100% current occupancy.

Building and Land Data

Gross SF: 55,164
Floors: 1
Dimensions:
Lot Size: 7.7 acres
Parking: Over 50
Ind. Intended Use: Industrial
Ind Present Use:
Year Built: 2010 & 2015
Year Renv:
Construction: Brick and Steel

Building Details

| | |
|------------------------------|------------------------------------|
| Truck Height: 6 | Ceiling: 17' - 21' |
| Grade Level: 6 | Zoning: Commercial |
| Column Spacing: 20x40 | Sprinklers: Y |
| Elevators: | Rail: |
| Barge: | Cranes: One (1) 5-ton crane |

Utilities

Heat in Warehouse: Y
Freezer or A/C in Warehouse: N
HVAC in Office: Y
Lighting Type: HO Fluorescent
Electric Company: Allegheny Power
Amps: 400 **Volts:** 480 **Phase:** 3
Gas Company: Dominion Peoples
Sewer Company: Slippery Rock Municipal Authority
Water Company: Slippery Rock Municipal Authority

Pricing

| | |
|--------------------------------|-------------------------------|
| Tax Amount: | Office Rental Rate: |
| Rent per Month: | Warehouse Rental Rate: |
| Gross/Net: | Blended Rental Rate: |
| Escalations: | Rental Price/SF: |
| Sale Price: \$4,950,000 | Smallest Division: |
| Sale Price/SF: \$89.73 | Largest Division: |

Availabilities

Available SF:
 Fully Leased