

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

ggaliardi@penncom.com



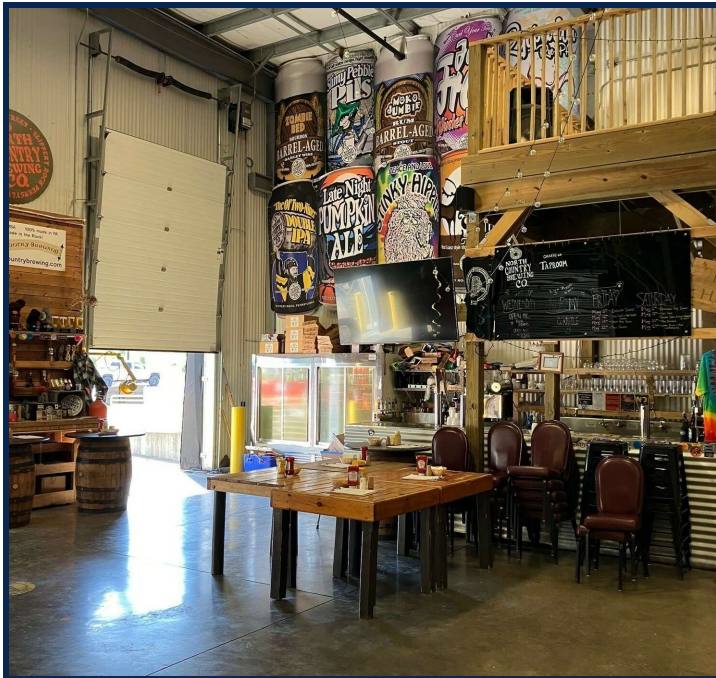
**PENNSYLVANIA
COMMERCIAL
REAL ESTATE INC.**

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910 SHERATON DRIVE, SUITE 340, MARS, PA 16046 // 412.391.3500

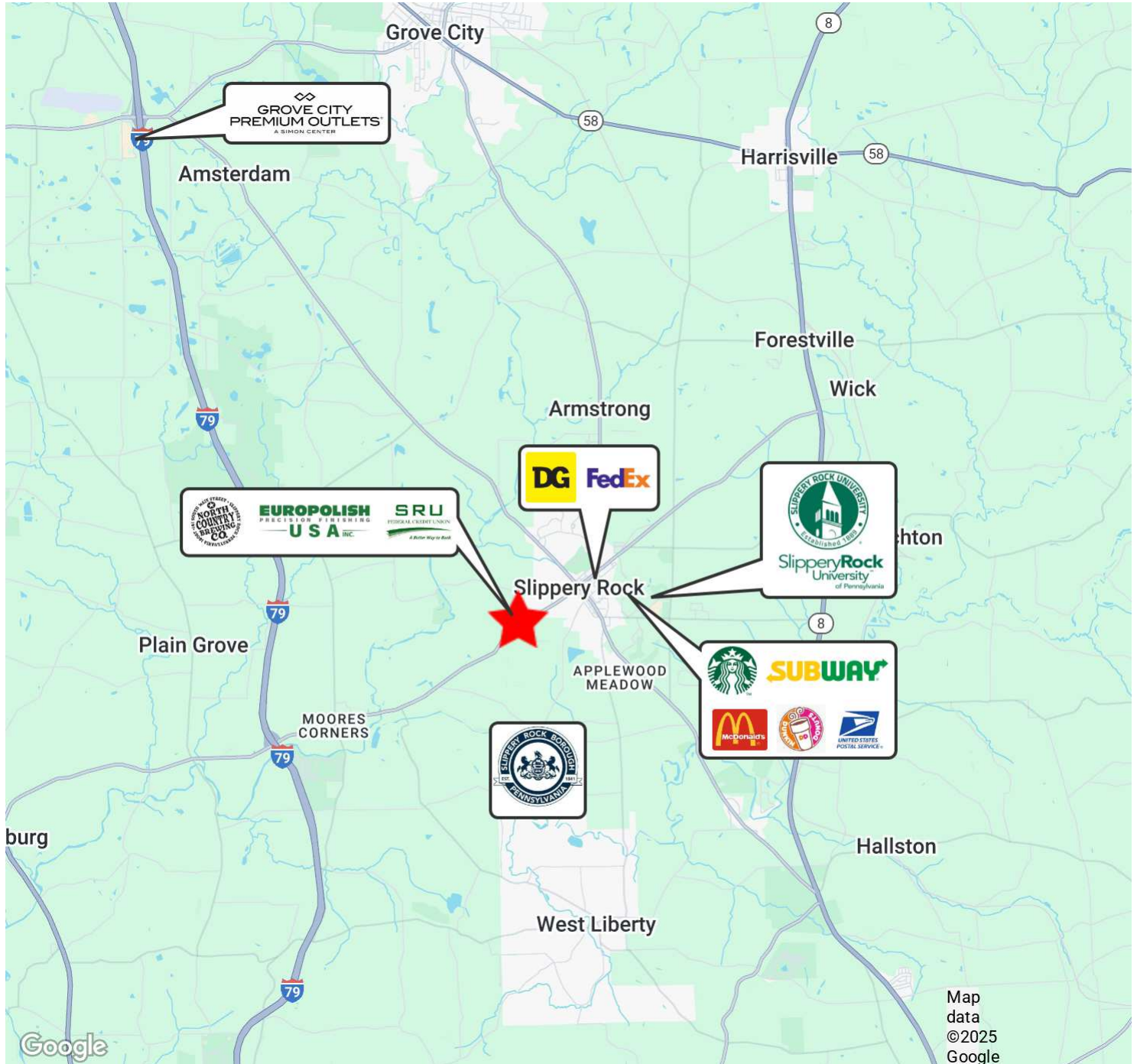
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J.T. Properties Holdings, LLC
111 Arrowhead Drive
Buildings 1 & 2
Slippery Rock PA 16057

<i>Township/Boro/Ward</i>	<i>County</i>	<i>Building Number</i>
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
Grade Level: 6
Column Spacing: 20x40
Elevators:
Barge:
Ceiling: 17' - 21'
Zoning: Commercial
Sprinklers: Y
Rail:
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:
Rent per Month:
Gross/Net:
Escalations:
Sale Price: \$4,950,000
Sale Price/SF: \$89.73
Office Rental Rate:
Warehouse Rental Rate:
Blended Rental Rate:
Rental Price/SF:
Smallest Division:
Largest Division::

Availabilities

Available SF:
Fully Leased