



**SCALABLE POWER POTENTIAL
— UP TO 25 MW**

INDUSTRIAL PROPERTY FOR LEASE

HULTON BUSINESS CENTER

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1967 EASTERN AVE , VERONA, PA 15147

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LOCATION DESCRIPTION

Within walking distance to Oakmont/plum turnpike service plaza which includes Burger King, Starbucks, and Auntie Anne's Pretzels
10 minutes to PA Turnpike
25 minutes to Downtown Pittsburgh

PROPERTY HIGHLIGHTS

- Up to 25 MW of Power Capacity Available
- Zoned M1 (Manufacturing)
- Wet Sprinkler System
- Dock and Drive-in Access
- 17 Docks and 2 Drive-ins with room for more
- Ample Vehicle Parking and Truck Staging with room to grow
- Flexible building design allows for multiple uses
- Newly built out industrial tech space
- 16'- 18' Clear Ceiling Height

OFFERING SUMMARY

Lease Rate: Warehouse Subdivided	\$6.95 SF/(NNN)
Lease Rate: Office	\$18.95 SF/(NNN)
Available SF:	25,000 - 193,000 SF
Warehouse Rates:	\$6.95 per SF/NNN
Office Rates:	\$18.95 per SF/NNN
Building Size:	253,000 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,538	46,001	224,425
Total Population	3,628	105,589	508,388
Average HH Income	\$74,093	\$64,441	\$62,783

CLAYTON MORRIS

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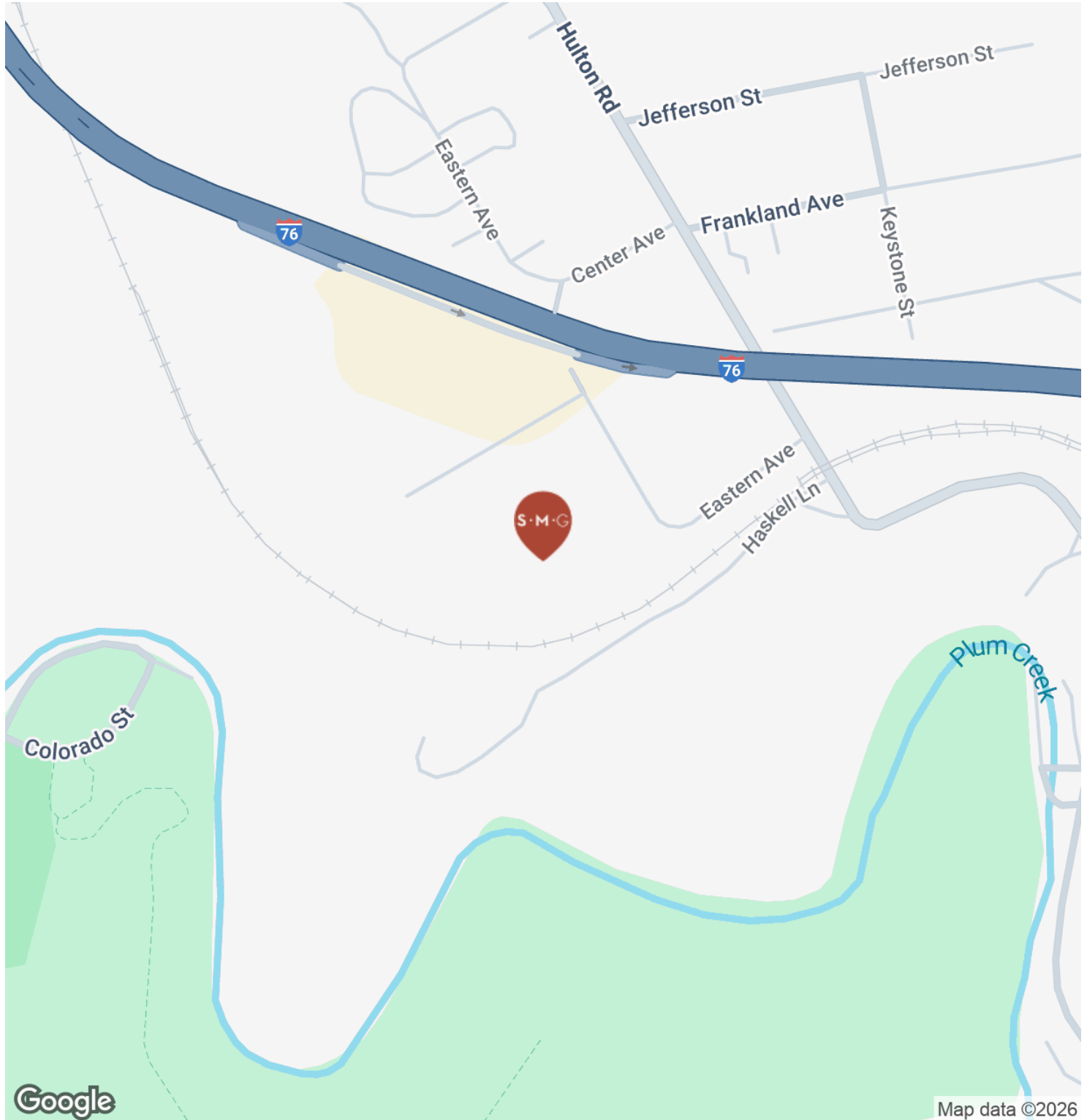
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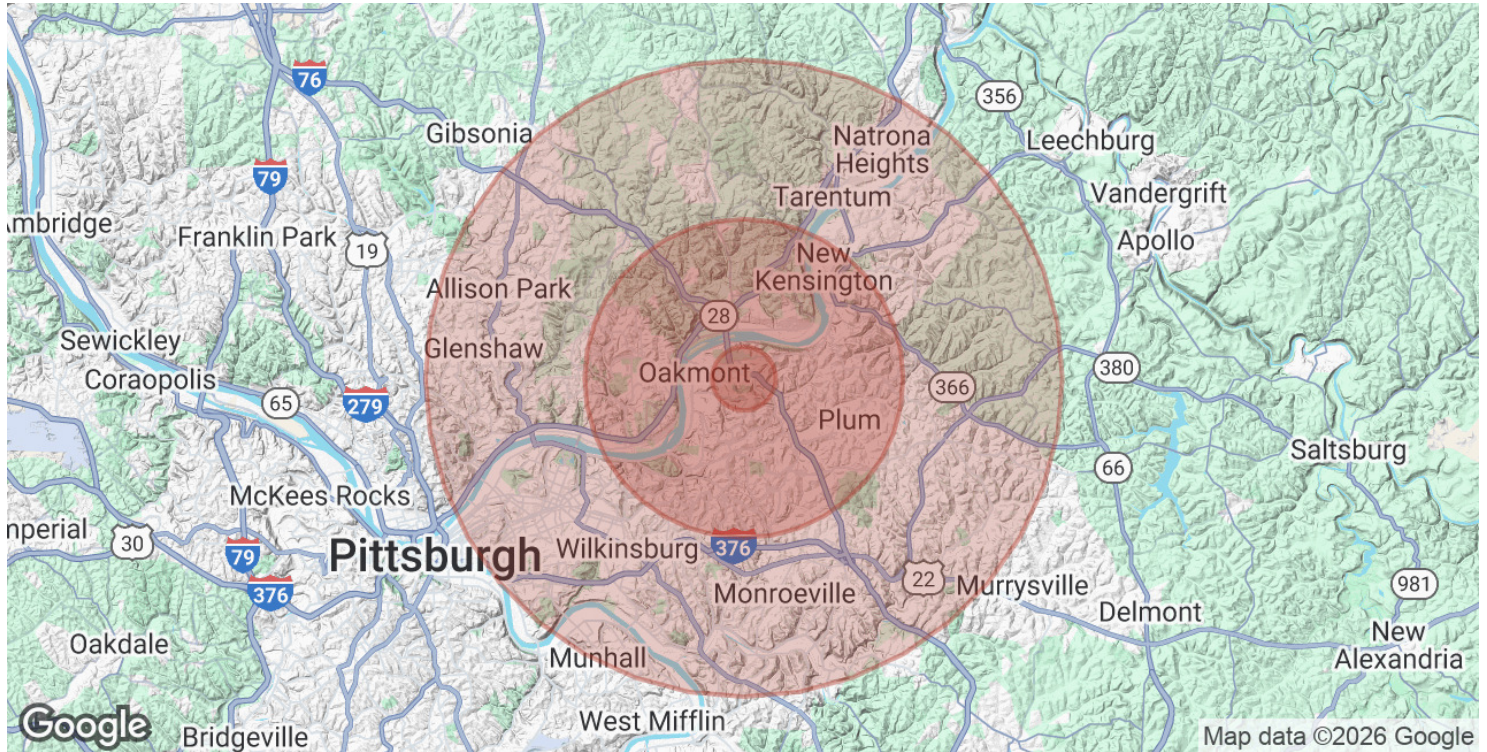
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	3,628	105,589	508,388
Average Age	43.2	44.5	41.9
Average Age (Male)	41.8	42.9	40.0
Average Age (Female)	44.9	46.0	43.6

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	1,538	46,001	224,425
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$74,093	\$64,441	\$62,783
Average House Value	\$221,968	\$147,055	\$155,249

* Demographic data derived from 2020 ACS - US Census

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