

FOR SALE / LEASE



# Flex Building Available

1250 5th Avenue, New Kensington, PA 15068



## Property Description

A prime industrial/flex space investment opportunity located in New Kensington, PA. The building offers a flexible layout suitable for a range of industrial and commercial uses. Featuring high ceilings, ample parking, and customizable workspaces, this property is designed to accommodate diverse business needs.

## Property Highlights

- 10,110 SF Office Space
- 6,768 SF Warehouse/Garage Space
- 2.164 Acres
- 15' Ceiling height
- Six (6) Drive-in doors
- Original building built in 2005
- Two expansions in 2013
- Access to rail siding
- Environmental report available upon request to interested parties

## Location Description

Convenient access to Freeport Road and Route 28.

## Offering Summary

Sale Price:	\$1,150,000
Lease Rate:	\$8.00 SF/yr (Net)
Available SF:	16,878 SF
Lot Size:	2.164 Acres
Building Size:	16,878 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	561	1,892	4,828
Total Population	1,157	4,136	10,458
Average HH Income	\$51,472	\$54,669	\$57,600

## PRESENTED BY:

**BOB CORNELL**

O:412.391.3500 | C:412.760.9999

bcornell@penncom.com



**PENNSYLVANIA  
COMMERCIAL  
REAL ESTATE INC.**



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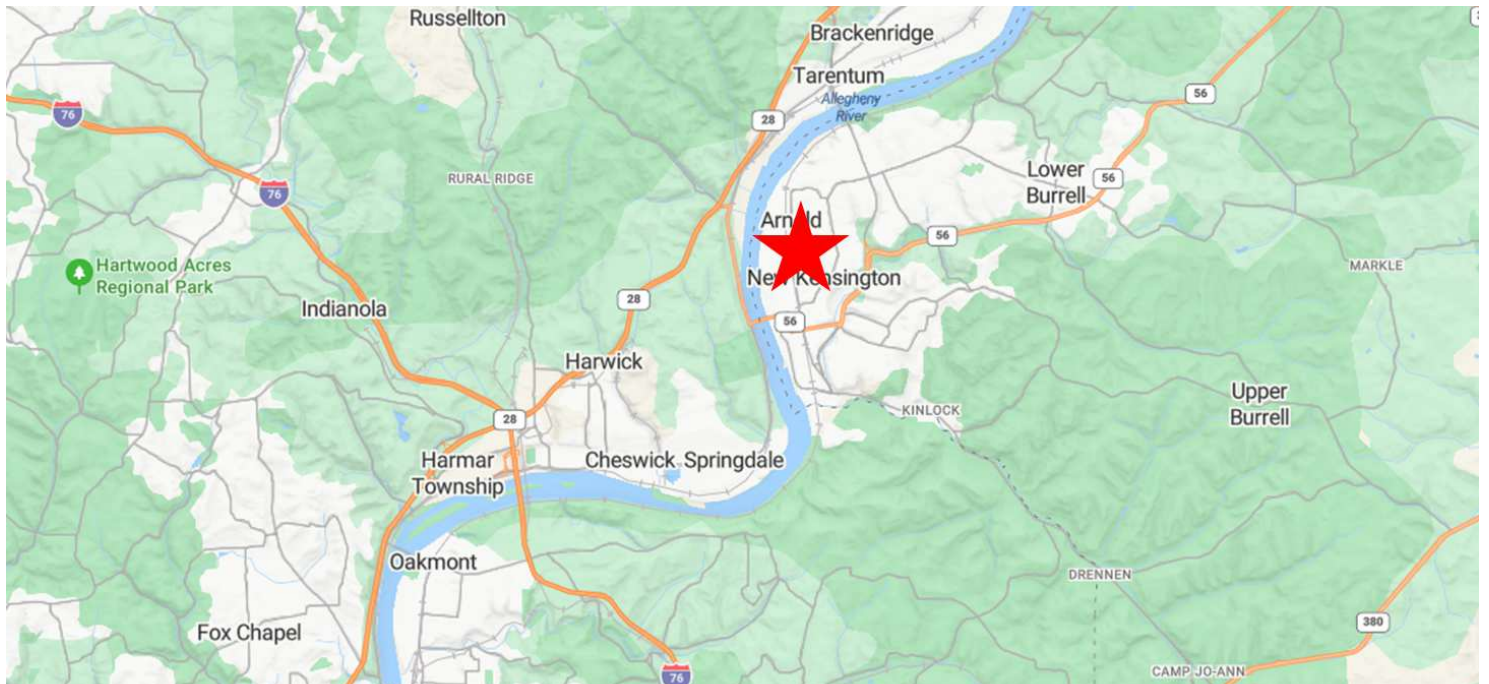
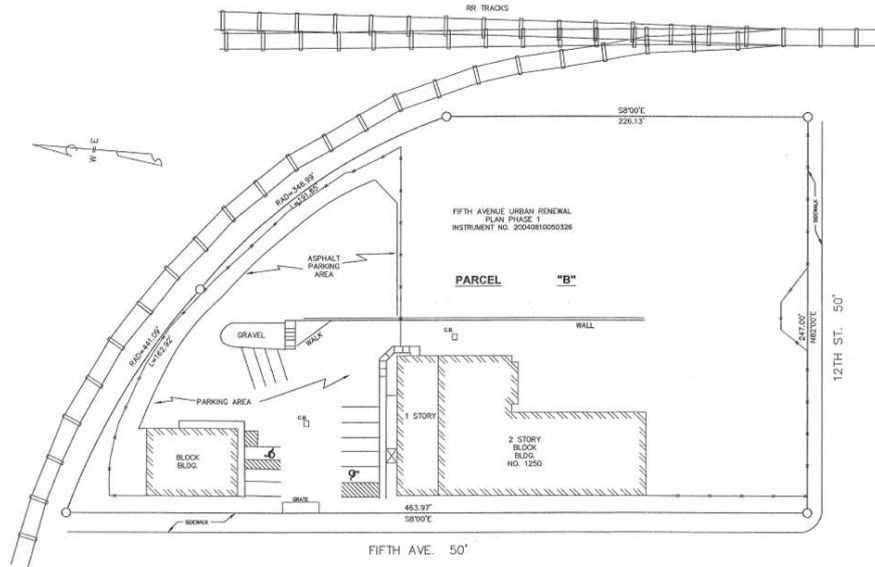


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**1250 Fifth Avenue**  
New Kensington, PA 15068



<i>Township/Boro/Ward</i>	<i>County</i>	<i>Building Number</i>
New Kensington	Allegheny	1250

Building 1: 14,470 SF    Building 2: 2,408 SF

***Building and Land Data***

Gross SF: 16,878 SF  
Floors: Partial on 2nd  
Dimensions:  
Lot Size: 2.164 Acres  
Parking: 40 +  
Ind. Intended Use:  
Ind Present Use: Office/Mfg  
Year Built: 2005-2013  
Year Renv:  
Construction: Concrete Block

***Building Details***

Truck Height:	Ceiling: 15'
Grade Level: 6	Zoning: C-4
Column Spacing:	Sprinklers: N
Elevators: N	Rail: Y
Barge: N	Cranes: N

***Utilities***

Heat in Warehouse: Gas forced air  
Freezer or A/C in Warehouse: No  
HVAC in Office: Central  
Lighting Type: Fluorescent  
Electric Company: West Penn Power  
Amps: 400                      Volts: 277/480                      Phase: 3  
Gas Company: Peoples  
Sewer Company: New Kensington  
Water Company: New Kensington

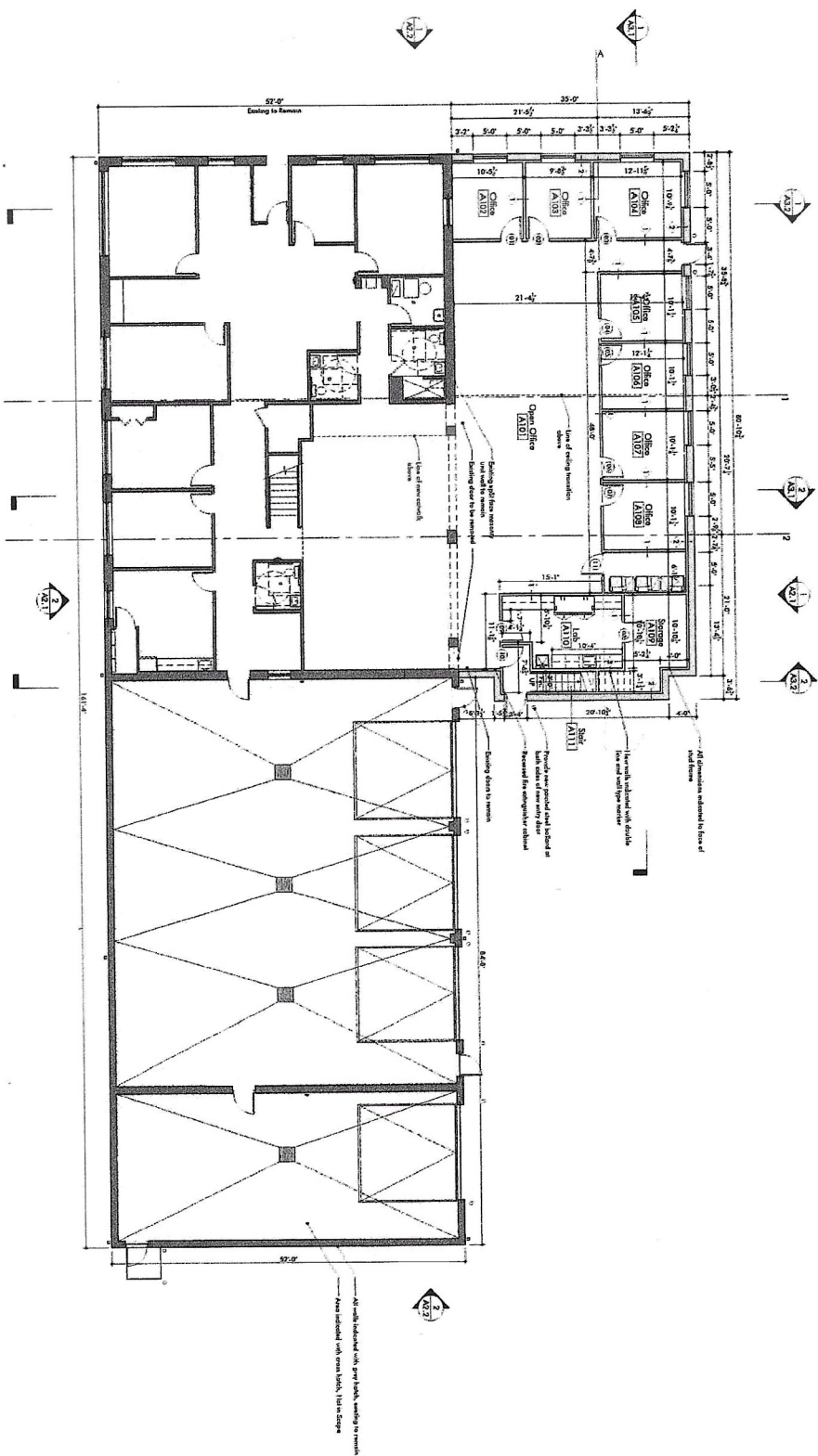
***Pricing***

Tax Amount: \$25,292	Office Rental Rate:
Rent per Month:	Warehouse Rental Rate:
Gross/Net: N	Blended Rental Rate: \$8.00
Escalations: Taxes & Insurance	Rental Price/SF:
Sale Price: \$1,150,000	Smallest Division:
Sale Price/SF: \$68.14	Largest Division::

***Pricing***

Available SF: 16,878	Office SF: 10,110	Warehouse SF: 6,768	Possession Date: 5-1-25
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No warranty or representation express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing condition, imposed by our principals.



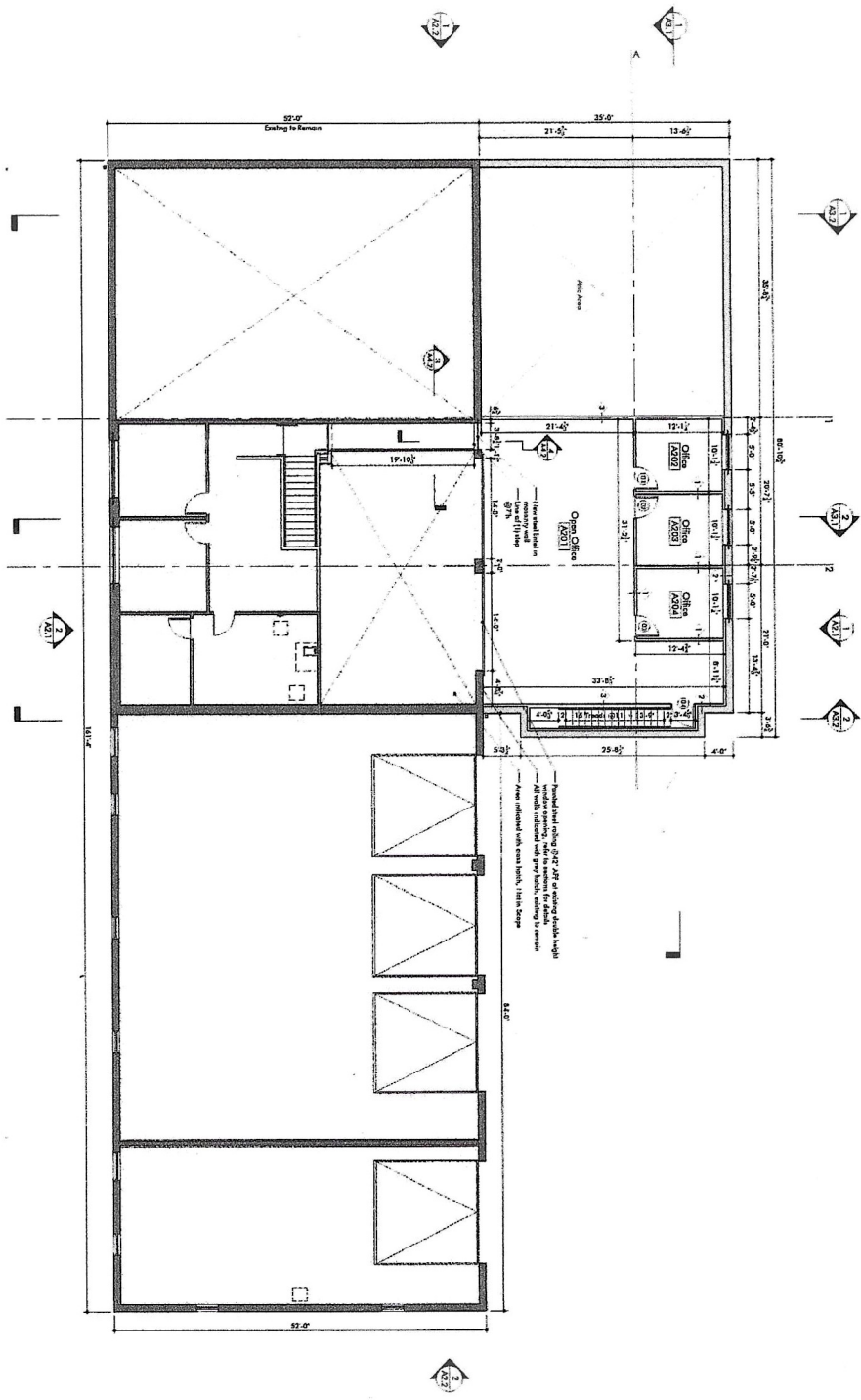
Floor Plan  
Sheet  
A-1.1

Project Number: 12-49  
Date: 02-06-2013  
Revision: 02-05-2013

Indovina  
Associates  
Architects  
1250 N. 5th Avenue  
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P.O. Box 100  
Pittsburgh, PA 15203  
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# Geo Solutions Inc. Office Additions

Phase III  
1250 Fifth Avenue  
New Kensington, Pa 15068



Floor Plan  
Sheet No.  
A-1.2

Project Number: 12-49  
Date: 02-26-2013  
Revision:



# Geo Solutions Inc. Office Additions

Phase III  
1250 Fifth Avenue  
New Kensington, Pa 15068



