



Available for Lease

Former Ibistek/Xper Campus

912 Pittsburgh Road, Middlesex Twp, Butler County

Butler, PA 16002

As Exclusive Agent, Newmark is pleased to offer two unique buildings for lease within this five building campus for immediate availability. The campus features approx. 133,000 SF of light industrial/flex/warehouse space. Buildings 2, 3 and 5 totaling 78,000 SF are leased. Building 1 of approx. 25,000 SF and Building 4 of approx. 30,000 SF are available. The campus is located on the west side of RT 8 North two miles north of the RT 228/RT 8 intersection and five miles north of the RT 8/I-76 Exit 48 interchange and nine miles east of the RT 19/I-76 Exit 28 interchange.

Property Highlights

- Land Area: The campus contains 21.1 acres
- Zoning: C-3 Regional Scale Commercial
- Parcel ID: 230-2F92-8
- Assessed Value: \$771,030
- Real Estate Taxes: \$108,717 (Based on 141.802 mils)
- RE Tax/SF Building: \$0.82/SF

Utility Providers

- | | |
|-------------|--------------------------------|
| Electric: | Allegheny Electric |
| Gas: | Peoples |
| Water: | Domestic well water |
| Sewer: | Saxonburg Area Sewer Authority |
| Voice/Data: | Armstrong |

For information, please contact:

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Building 1

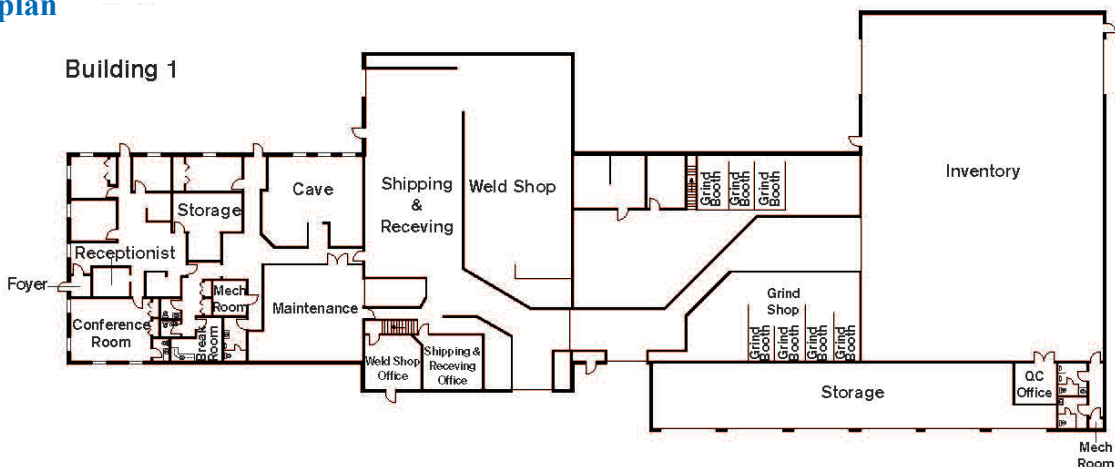


Building Highlights

- **Description:** A single story light industrial/flex office building
- **Rentable SF Area:** 25,170 SF
- **Construction:** A wood frame building with pitched asphalt shingle roof
- **Clear Height:** Varies from 14' to 18'
- **Loading:** One dock high door and three drive-in doors at grade
- **HVAC:** Air-conditioned office area and gas heat in light industrial/warehouse area
- **Electric Service:** 250 AMP at 480/277 V; 250 AMP at 208/120 V

- **Asking Lease Rate:** \$5.50/SF NNN
- **Pro rata Real Estate Taxes:** \$20,640

Floorplan



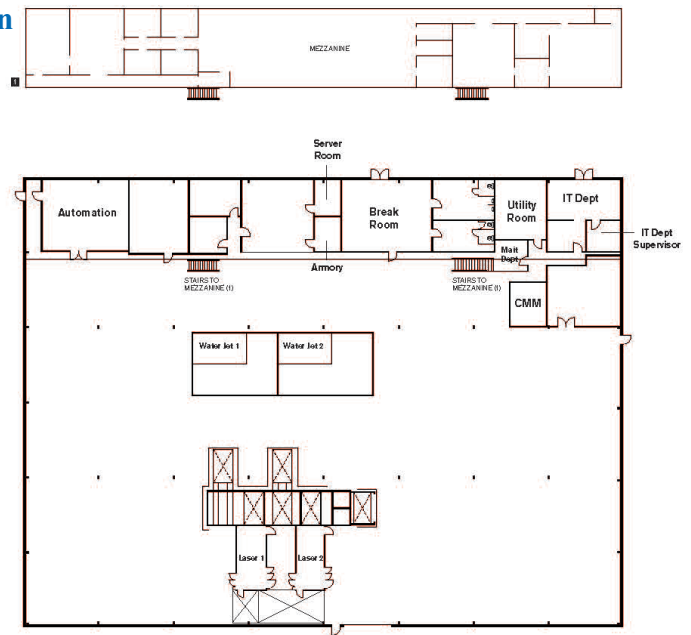
Building 4



Property Highlights

- **Description:** A single story light industrial building with office area and mezzanine office
- **Rentable SF Area:** 30,231 SF with mezzanine
- **Construction:** Metal panel exterior with metal roof
- **Loading:** Two drive-in doors at grade
- **Clear Height:** Varies from 16' to 20'
- **HVAC:** Air-conditioned office /mezzanine area and gas heat in light industrial/warehouse area.
- **Electrical Service:** 400 AMP at 480/277 V; 200 AMP at 208/120 V
- **Sprinkler System:** Ordinary hazard serviced by on-site reservoir/pump system
- **Asking Lease Rate:** \$6.00/SF NNN
- **Pro rata Real Estate Taxes:** \$24,772

Floorplan



912 - BUILDING 4