



INDUSTRIAL PROPERTY FOR LEASE

# CRANBERRY COMMERCE CENTER



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401 CRANBERRY COMMERCE CENTER, CRANBERRY TOWNSHIP, PA 16066

## INDUSTRIAL PROPERTY FOR LEASE



### PROPERTY DESCRIPTION

Cranberry Commerce Center was built with the office flex user in mind. The location can accommodate office users or flex users. Dock options are available. Shorter-term pricing is available. Included in the rates is our standard build-out. The space can be modified to fit your flex needs. Rates are based on a 5-year term with 3% annual increases.

### PROPERTY HIGHLIGHTS

- Zoned SU-1 (Special Use)
- Dock High and Drive-in Possible
- Located off Route 19
- Minutes from I-76 PA Turnpike and I-79
- Healthy Tenant Mix
- Abundant parking

### OFFERING SUMMARY

Lease Rate:	\$10.00 - 24.00 SF/yr (NNN)
Available SF:	5,629 - 7,000 SF
Building Size:	60,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,335	12,362	22,417
Total Population	3,557	33,295	61,534
Average HH Income	\$98,674	\$105,462	\$116,890

### CLAYTON MORRIS

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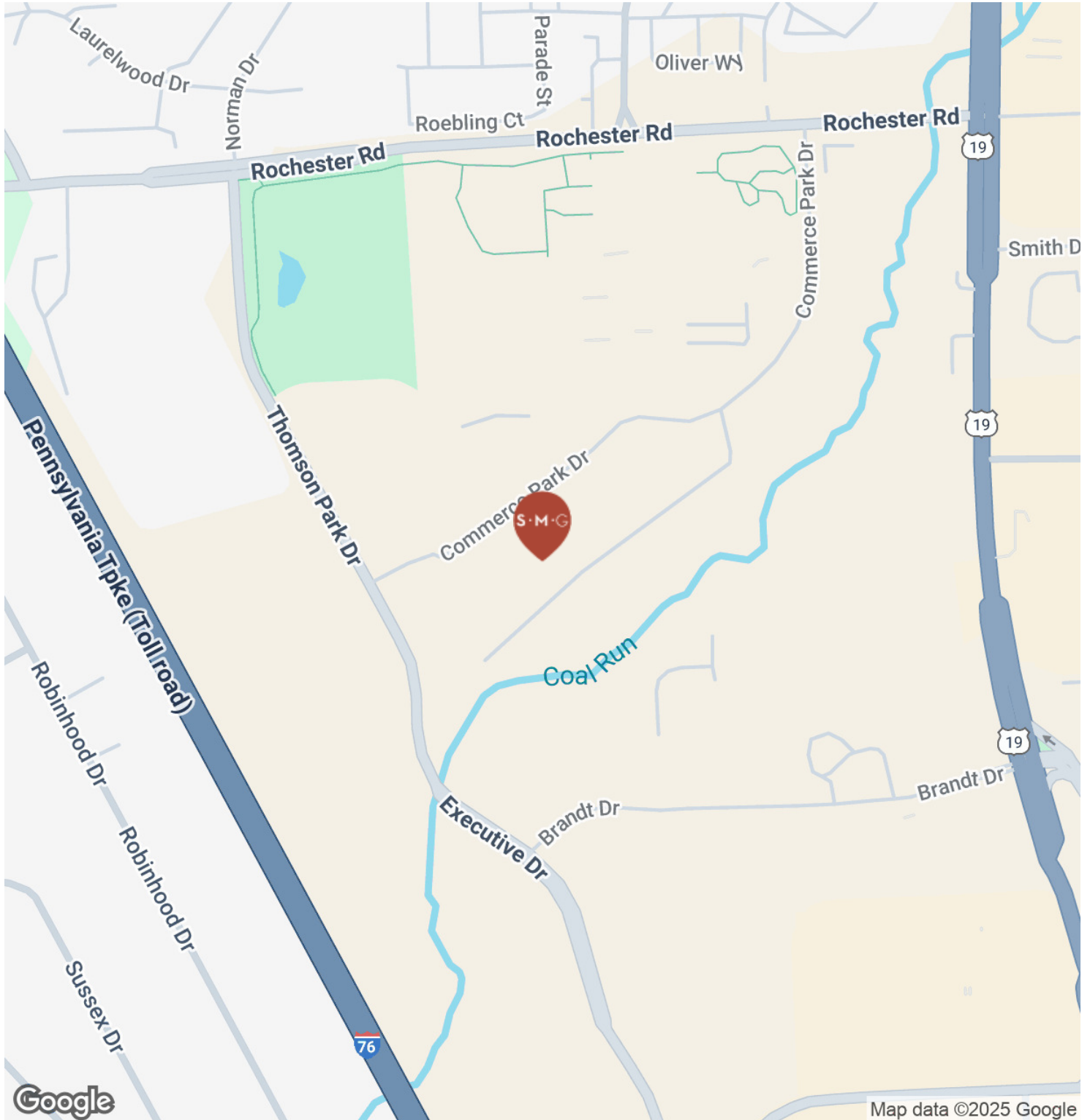
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**SAMPSON MORRIS** GROUP

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