

FOR LEASE

36 INDUSTRY DRIVE

EIGHTY FOUR, PA 15330 • NORTH STRABANE TOWNSHIP • WASHINGTON COUNTY



118,100 SF_± TOTAL AVAILABLE

CBRE

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LAND SIZE:	12 Acres _±
TOTAL BUILDING SIZE:	118,100 SF _±
PROPERTY TYPE:	Industrial Warehouse
POSSESSION:	Immediate
ZONING:	I-1 Industrial - North Strabane Township
TAXES:	\$67,935.08 or \$.58 PSF

BUILDING INFORMATION

WAREHOUSE DIMENSIONS:

325.50' x 361.00': 117,505.50 SF \pm
OFFICE EXTENSION: 594.00 SF $+$
TOTAL: 118,099.50 SF \pm

OFFICE SPACE:

(included in total building size) 1,482 SF \pm

MEZZANINE:

15,000 SF \pm (in addition
to total size of building)
16' to Concrete Deck

CEILING HEIGHT:

36' at Peak, 30' at Eaves

BAY SIZES:

43'6" x 45'

DOCK DOORS:

18 with levelers and seals

DRIVE-IN DOOR:

One - 12' (w) x 14' (h)

WAREHOUSE FLOOR:

6" Concrete

WAREHOUSE HEAT:

Gas-Fired Radiant Space Heaters

SPRINKLER SYSTEM:

ESFR

ELECTRICAL:

600-Amp, 480/277-volt

EMERGENCY POWER GENERATOR:

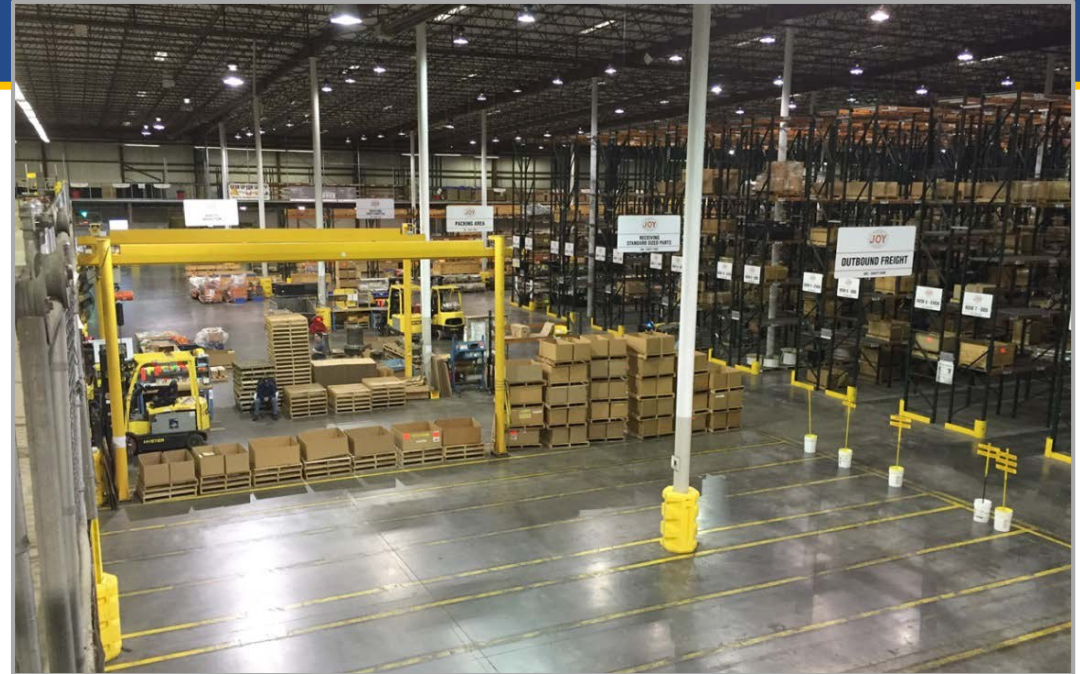
75 kVA - Generator Located
Outside of Building

WAREHOUSE LIGHTING:

400-Watt Metal Halide Aisle Lighting

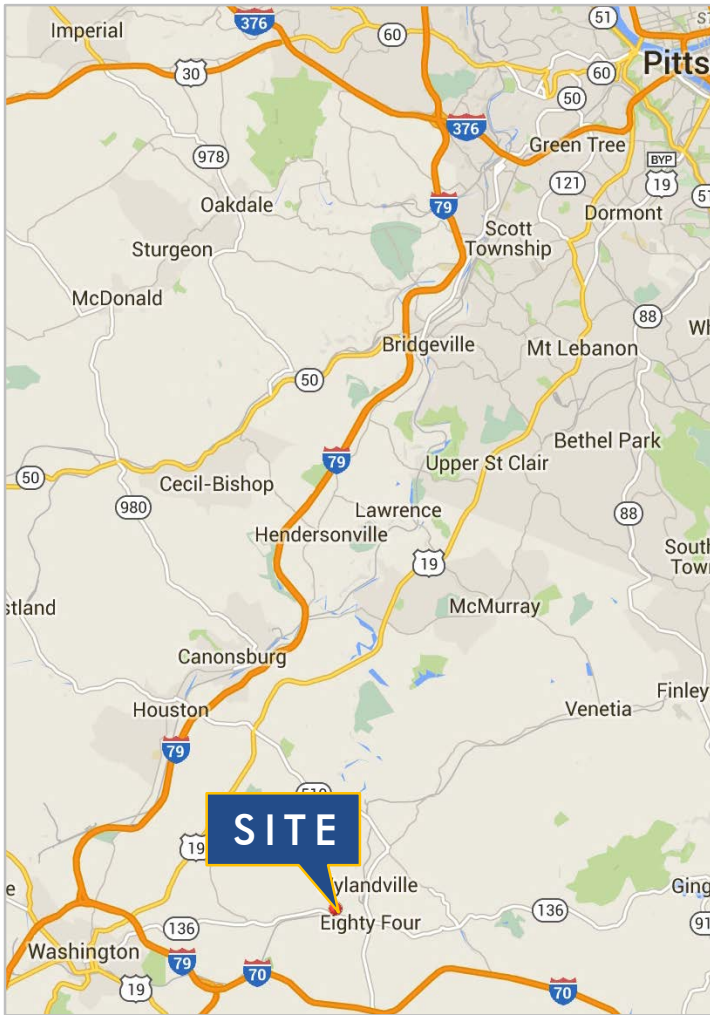
ROOF:

Metal



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MAPS & AERIAL



- 4 minutes / 4.3 miles to Rt. 19
- 5 minutes / 6.3 miles to I-79/I-70
- Less than one mile from Rt. 519
- 10 minutes / 6.2 miles from Washington
- 15 minutes / 7.7 miles from Canonsburg
- 40 minutes / 30.4 miles from downtown Pittsburgh

Drive time and distance are approximate.

