

**FOR LEASE / FOR SALE**

# 36 INDUSTRY DRIVE

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



**118,100 SF<sub>±</sub> TOTAL AVAILABLE**

**CBRE**

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<b>LAND SIZE:</b>	12 Acres <sub>±</sub>
<b>TOTAL BUILDING SIZE:</b>	118,100 SF <sub>±</sub>
<b>PROPERTY TYPE:</b>	Industrial Warehouse
<b>POSSESSION:</b>	Immediate
<b>ZONING:</b>	I-1 Industrial - North Strabane Township
<b>TAXES:</b>	\$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:

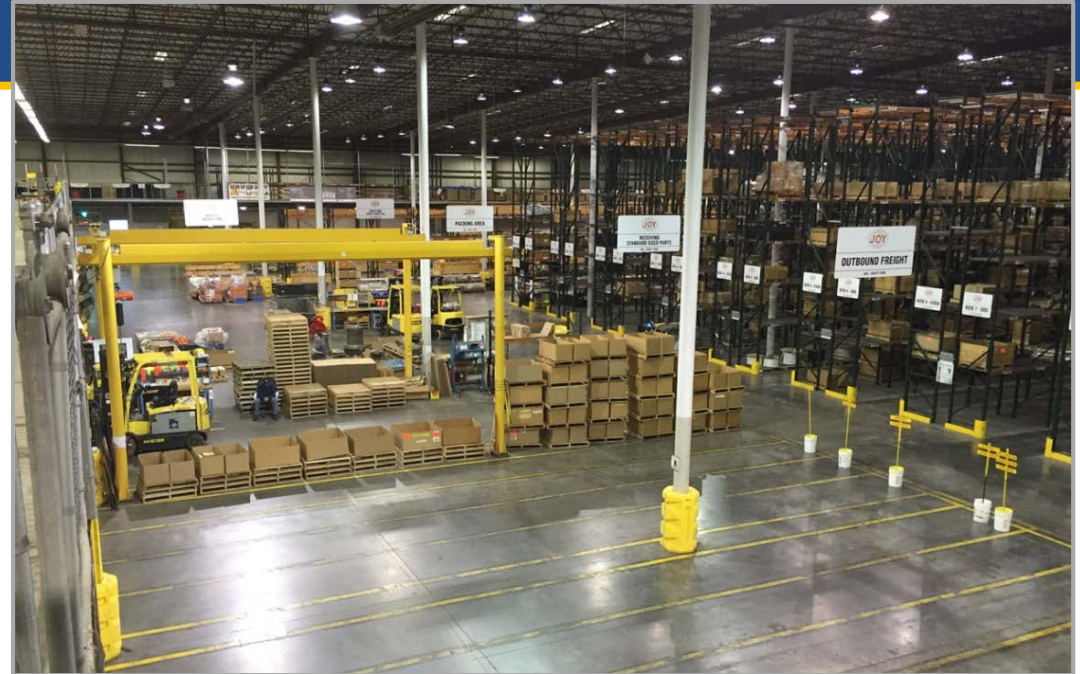
75 kVA - Generator Located  
Outside of Building

## WAREHOUSE LIGHTING:

400-Watt Metal Halide Aisle Lighting

## ROOF:

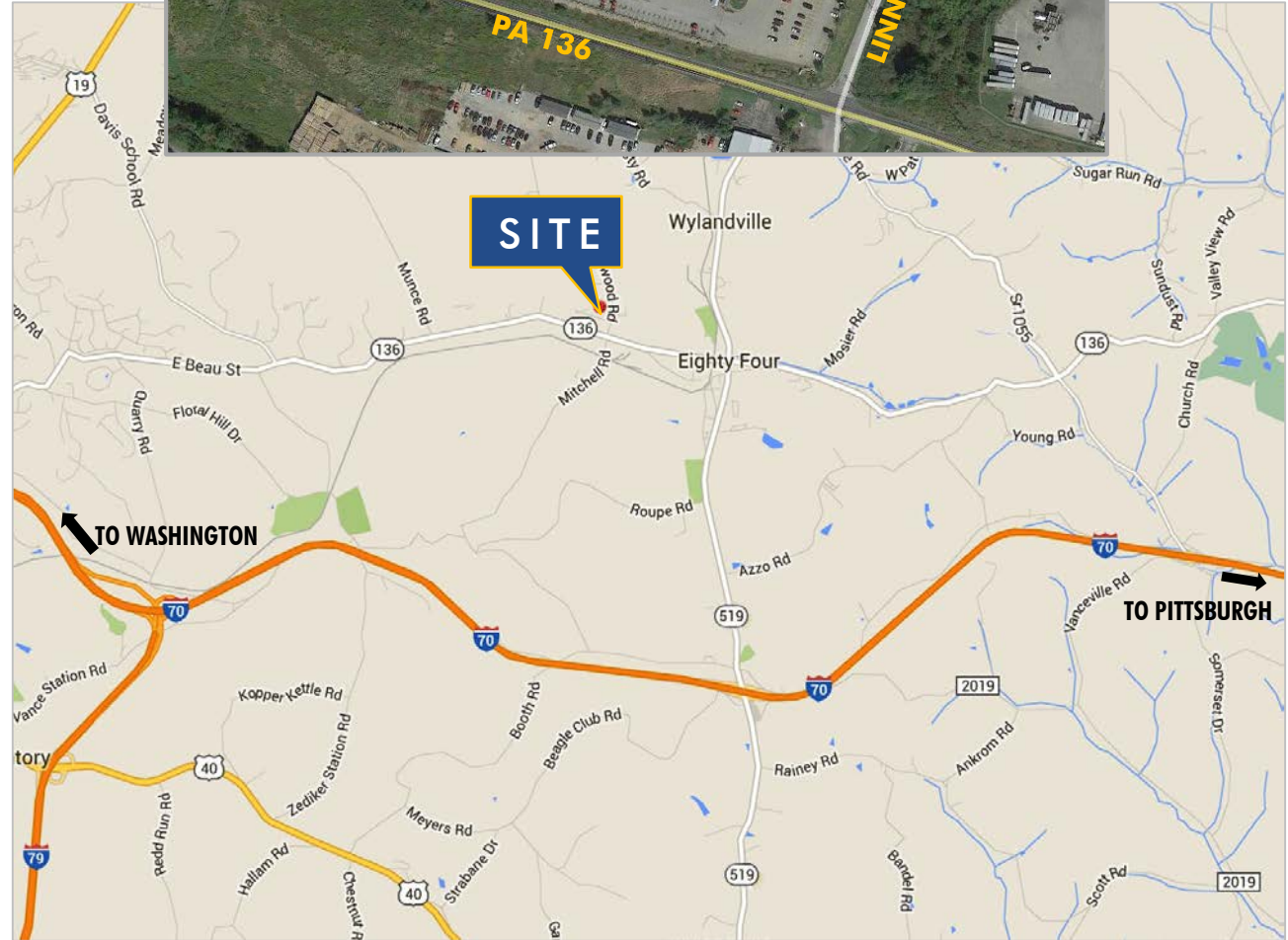
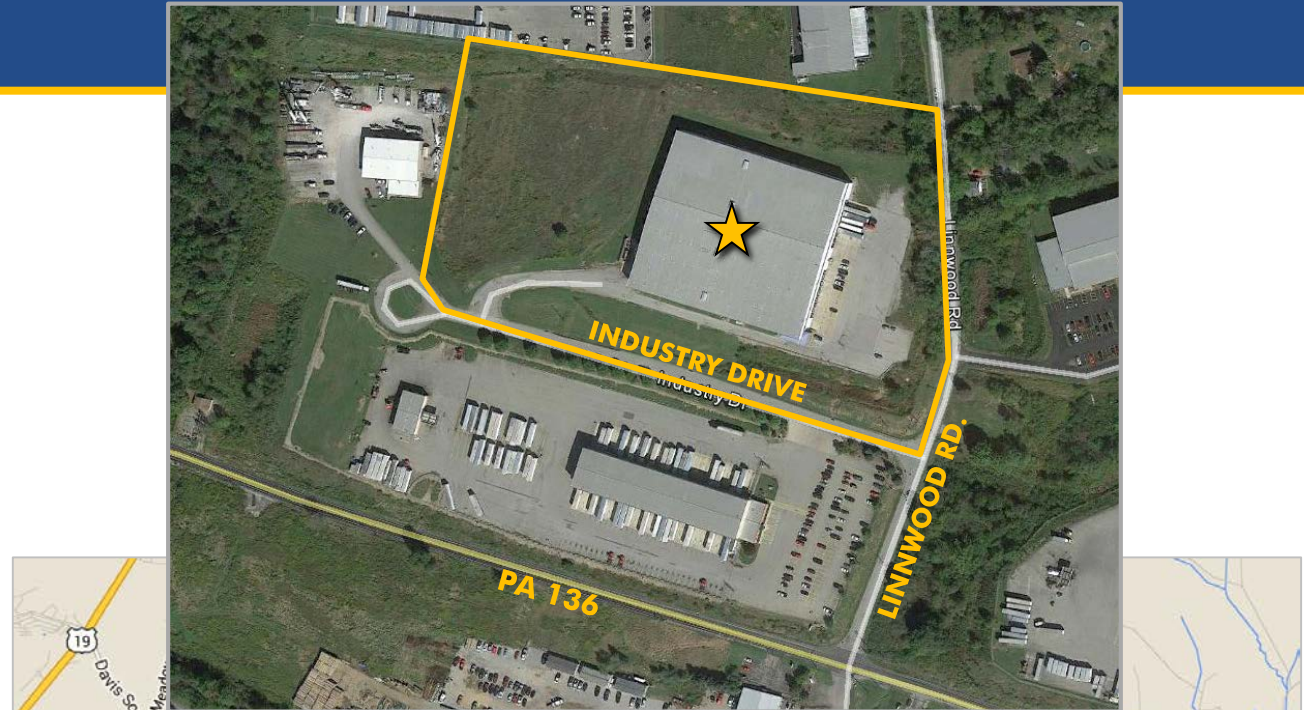
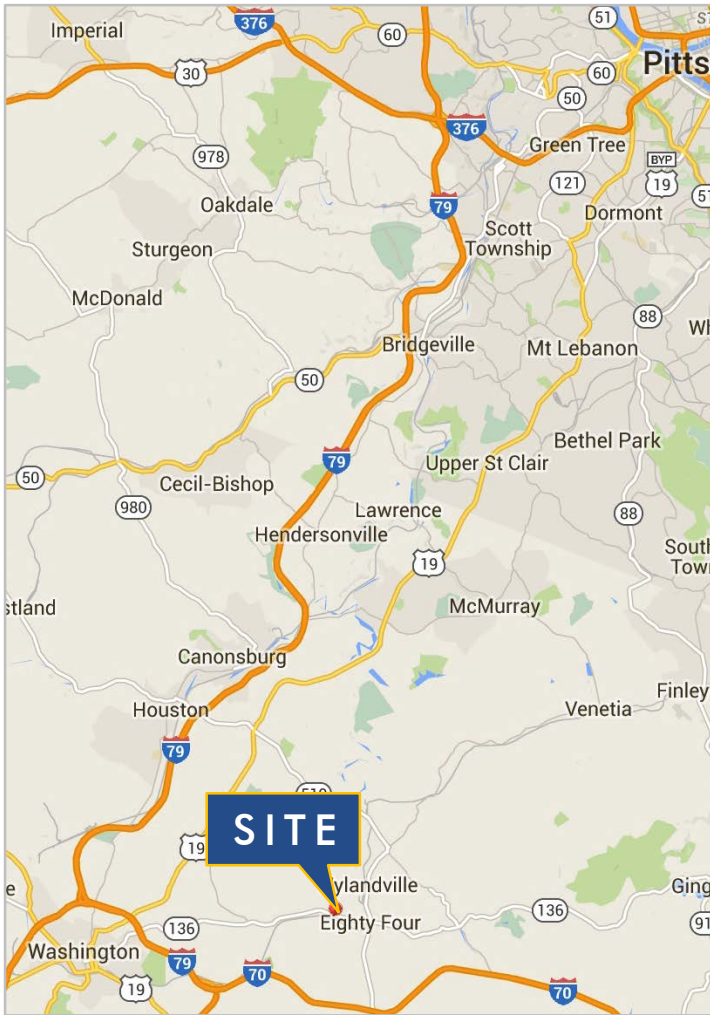
Metal



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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.