

FOR SALE > 129,270 USF Light Manufacturing / Warehouse



535

Keystone Drive
Warrendale, PA 15086
RIDC Thorn Hill Industrial Park





Property Specifics:

> SQUARE FOOTAGE:

• Office - Two Story:	30,400 SF
• Mail Room:	29,000 SF
• Warehouse:	24,270 SF
• Print Room (1st Floor):	22,800 SF
• Print Room (2nd Floor):	<u>22,800 SF</u>
TOTAL USABLE	129,270 SF
• Utility Penthouse:	<u>14,025 SF</u>
UNDER ROOF	143,295 SF

> Land Area: 13.1582 Acres

> Parking: 350 Passenger vehicles

> Construction: Concrete tilt up, built in 1997

> Roof: Glue down rubber roof - replaced in stages (2011 to 2016) - Centimark 15 year transferable warranty

> Freight Elevator: 8,000 lb - 3 floors

> Sprinkler System:

- Dry: Press room; warehouse; mail room
- Wet: Office

> Back up Generator: Caterpillar - 230 kw; services life safety and server room

> Electric Service: 9,000 Amp - 480/208; 3-phase; 4 wire manual switch dual feed (Flash Arc study performed 2013)

> **ASKING PRICE: \$8,500,000**

> UTILITY PROVIDERS:

- Electric: Penn Power
(Owner has a supplier agreement in place with First Energy - August 2018)
- Gas: Columbia Gas
- Water: West View Water Authority
- Sewage: Marshall Township Municipal Authority
- Cable: Comcast (primary / 1 gig) / Consolidated Communications (secondary / 50 meg)

> REAL ESTATE TAXES:

- Tax ID: 2371-N-0003
- Assesed Value: \$7,038,000
- 2016 Tax Bill: \$213,012.70

> PROPERTY BREAKDOWN:

> MAIL ROOM: 29,000 SF

- Ceiling Height: 27' clear
- Column Spacing: 30' X 60'
- Dock Doors: Six (6) docks with levelers
Six (6) box truck doors
- Drive in Doors: Ramped drive in
- Lighting: T5
- HVAC: Heated and air conditioned

> WAREHOUSE: 24,270 SF

- Ceiling Height: 25' clear
- Column Spacing: 50' X 60'
- Dock Doors: Three (3) plus two (2) interior for trash compactor
- Drive in Doors: None
- Lighting: T5
- HVAC: Heated



Property Specifics:

> PRINT ROOM 1ST FLOOR: 24,270 SF

- Ceiling Height: 12' clear
- Column Spacing: Clear span
- Dock Doors: None
- Drive in Doors: Large access door
- Lighting: T5
- HVAC: Heated and air conditioned

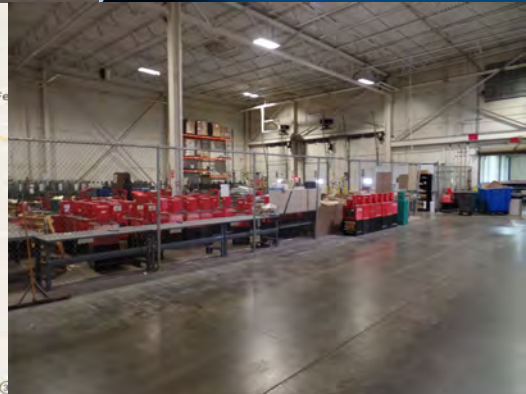
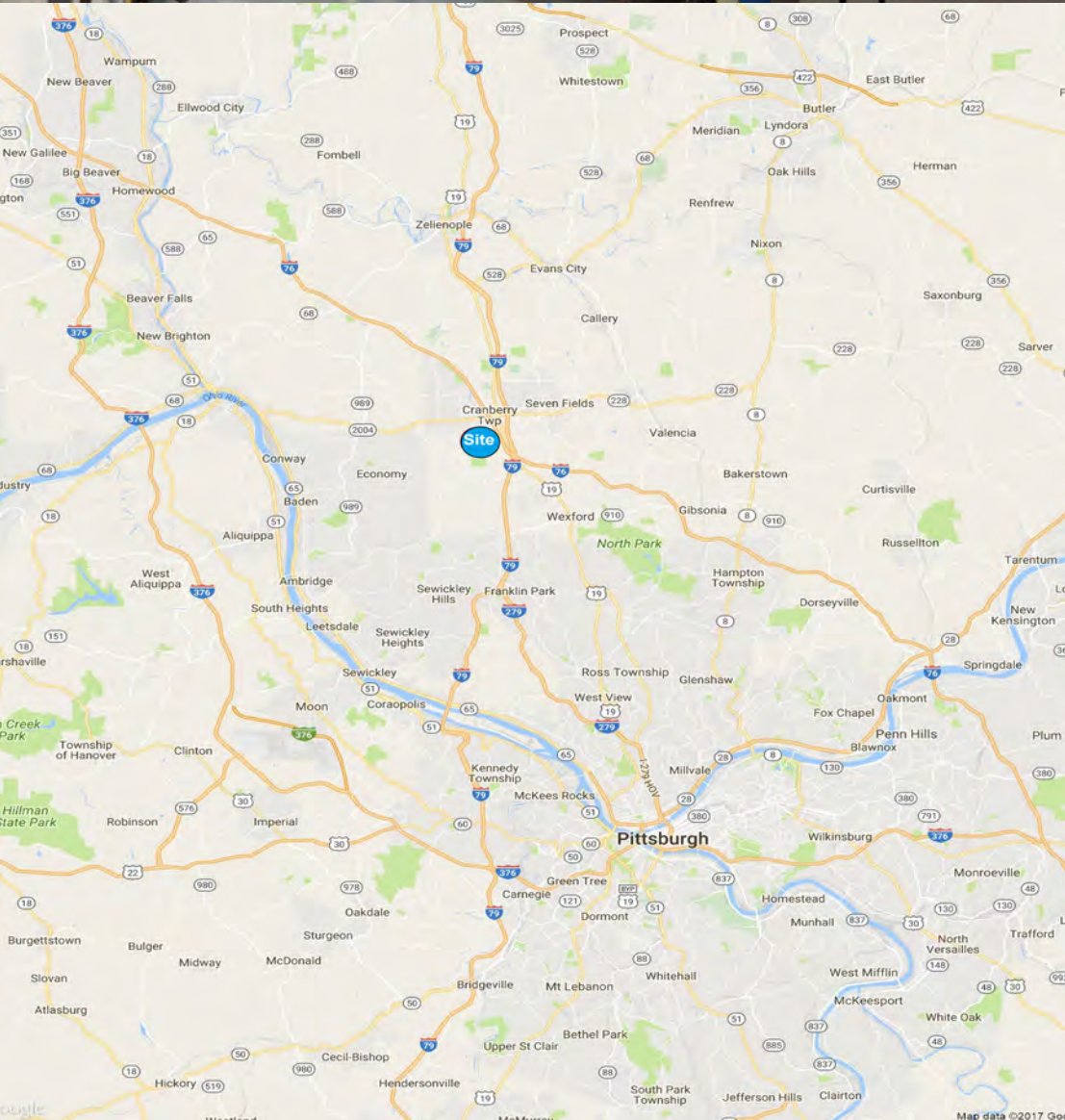
> PRINT ROOM 2ND FLOOR: 22,800 SF

- Ceiling Height: 42' 7" clear
- Column Spacing: Clear span
- Dock Doors: None
- Drive in Doors: None
- Lighting: T5
- HVAC: Heated and air conditioned

> OFFICE TWO-STORY: 30,400 SF

- Primarily open plan
- Mens and womens locker rooms
- Cafeteria
- LED lighting





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