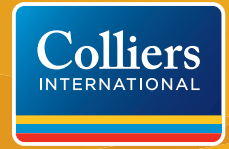


FOR SUBLEASE > OFFICE/LIGHT MANUFACTURING & DISTRIBUTION

# 1003 Corporate Lane



EXPORT, PA 15632 (WESTMORELAND COUNTY)

## 138,000 SF - Light Manufacturing Factory

- Available - 3rd quarter 2018
- Sublease terminates January 2020
- Longer Lease Term or Purchase Potential
- Lease Rate: \$4.50; NNN



### BUILDING INFORMATION

- > 138,270 SF Total including 25,000 SF +/- two-story office
  - Original Building - 115,270 SF - built 1988
  - Addition - 23,000 SF - built 2001
- > Ceiling Height: 20' +/- clear
- > Fully sprinklered - wet system
- > One (1) drive in door
- > Dock Doors: 5 dock positions (two recessed)
- > 4,000 lb crane over recessed dock
- > Lighting: T-5 lighting in shop area
- > Shop space heated and partially conditioned
- > Shop locker rooms
- > Water treatment facility (information available upon request)
- > Generator; 455 KW Capacity

### SITE INFORMATION

- > 5.934 Acres - perimeter fencing
- > Parking - 219 passenger vehicles
  - Three (3) additional acres available for parking expansion
- > Zoned: M-1 Light Manufacturing
- > Tax ID #49-21-00-0-076

### UTILITY PROVIDERS

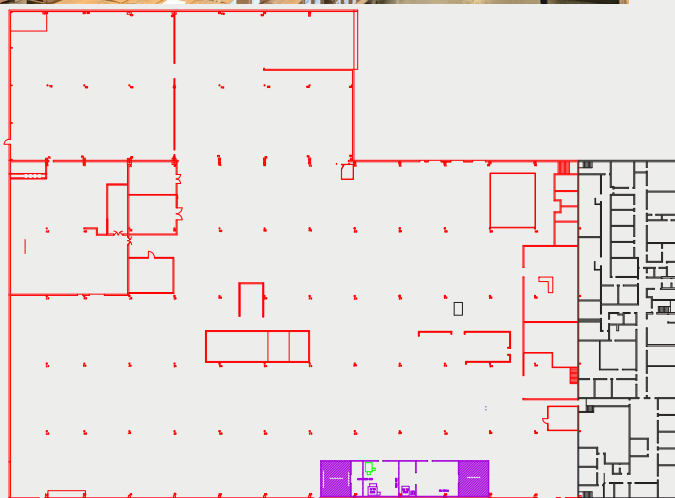
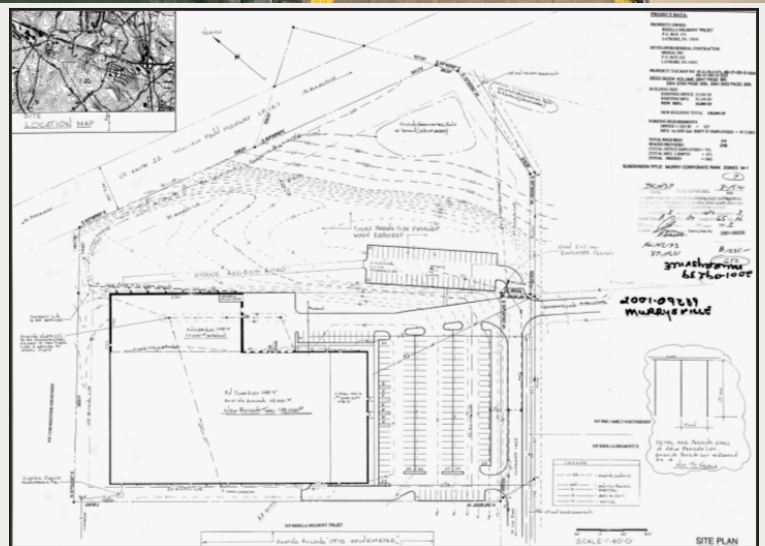
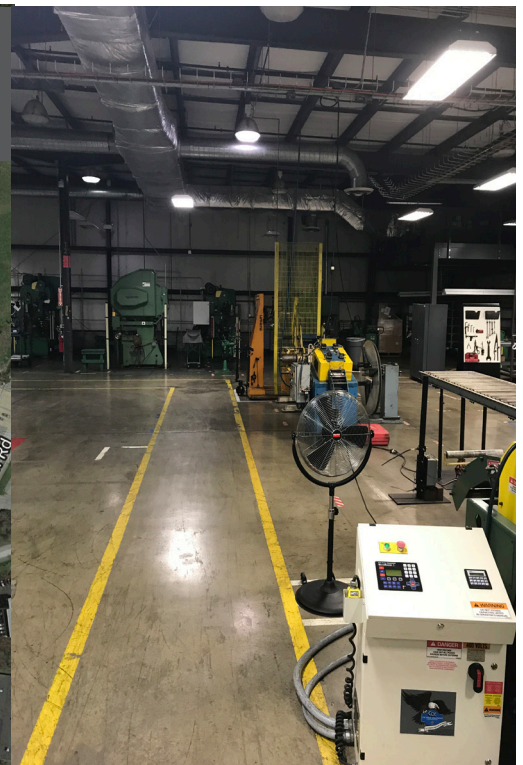
- West Penn Power (12.5 & 25 KVA)
- Municipal Authority of Westmoreland County (8" main line)
- Peoples Natural Gas (4" high pressure)
- Franklin Township Sanitary Authority
- Wind Stream (T-1; fiber available)

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Second Floor  
Office Space



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

