

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

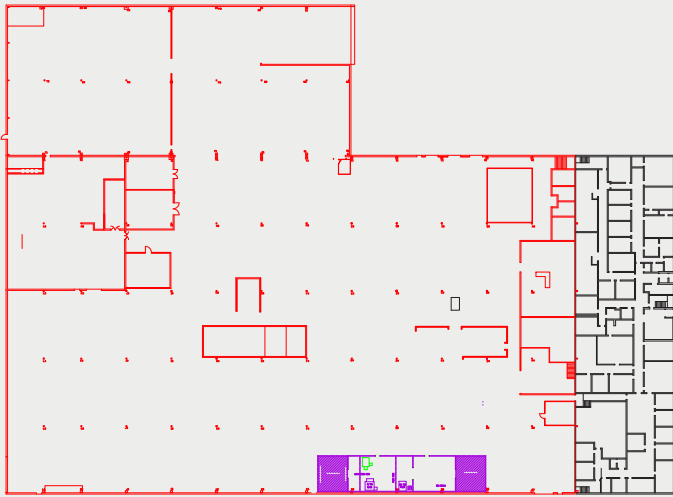
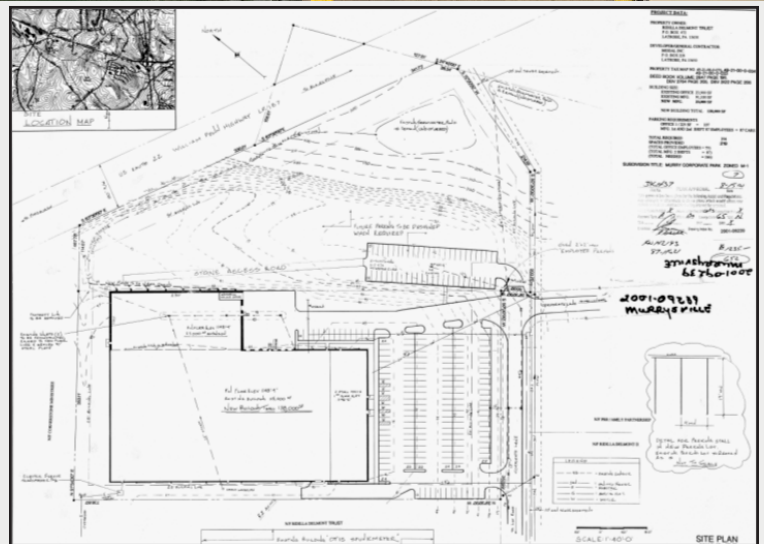
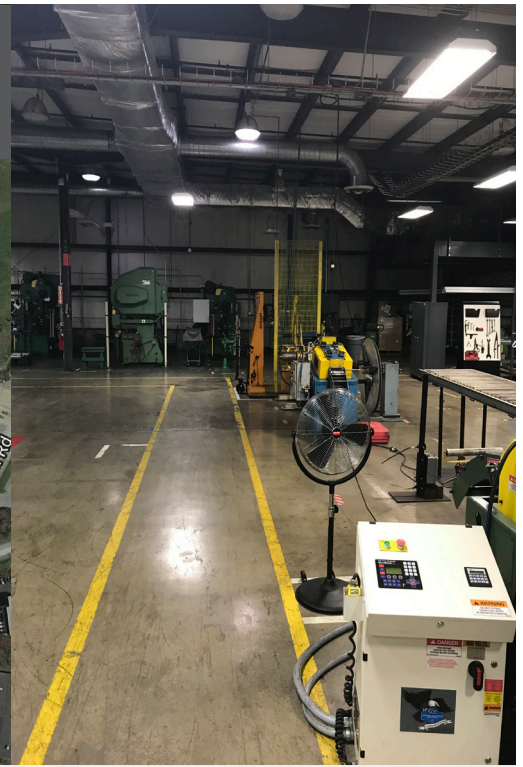
UTILITY PROVIDERS

- 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



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