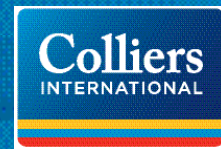


FOR LEASE > CLASS A FLEX PRODUCT

Valley Commerce Center - Building Two

1025 WASHINGTON PIKE, BRIDGEVILLE, PA 15017



Newly Constructed > Class A Flex Product

- > 44,091 Class A Flex | Building One > Fully Leased
- > 35,651 SF Class A Flex | Building Two > Available
 - > Delivery within twelve (12) months of lease execution
 - > Building is fully entitled with financing in place

A project of:



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Location Highlights > Access

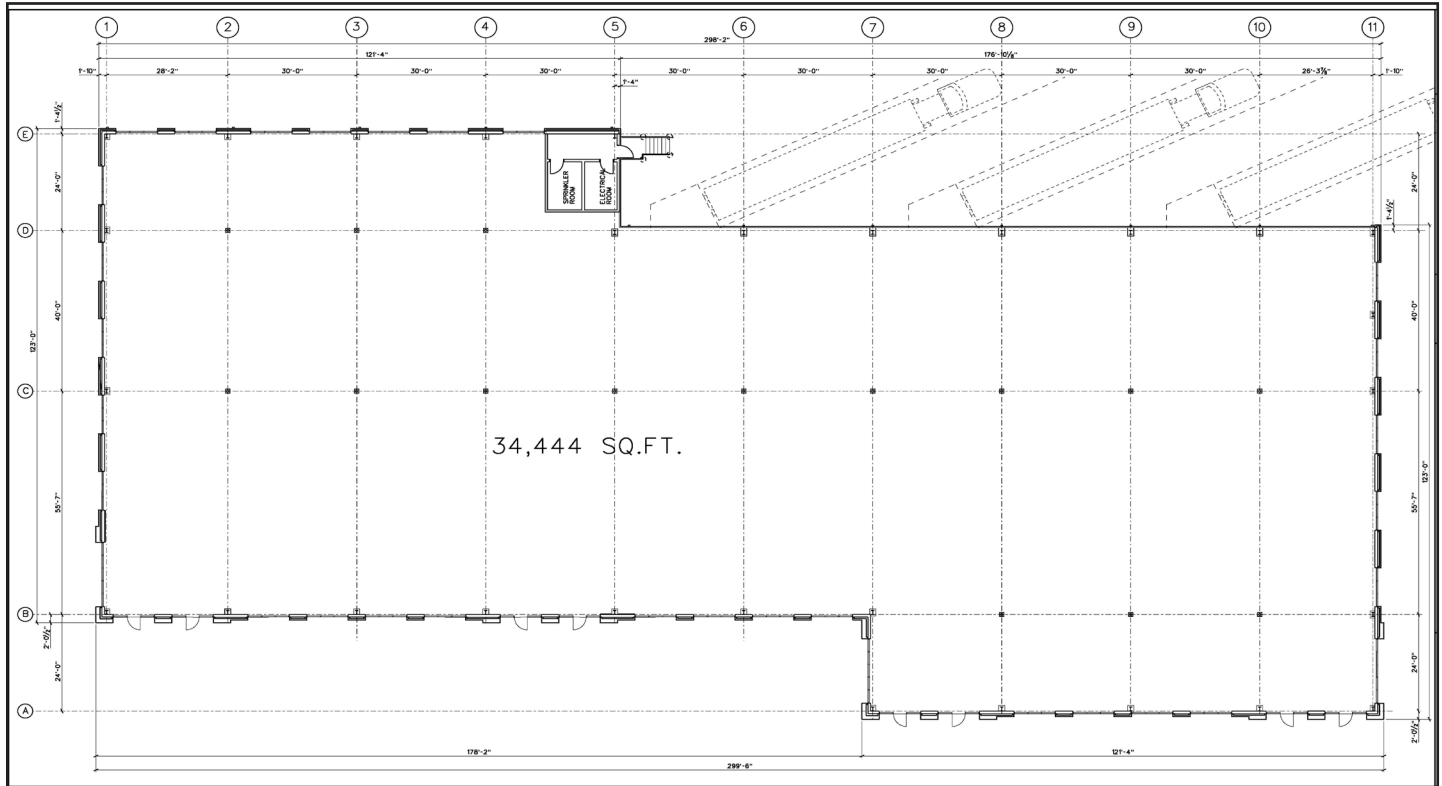
- > Strategically located between Exit 55 & Exit 54 of Interstate 79 via PA Route 50
- > Accessible to I-79 Corridor, Parkway West, Pittsburgh International Airport, and convenient access to I-70 and Route 22-30

JOHN BILYAK - SIOR, CCIM
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Pittsburgh, PA 15222
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Building Two > Floor Plan

1025 WASHINGTON PIKE, BRIDGEVILLE, PA 15017



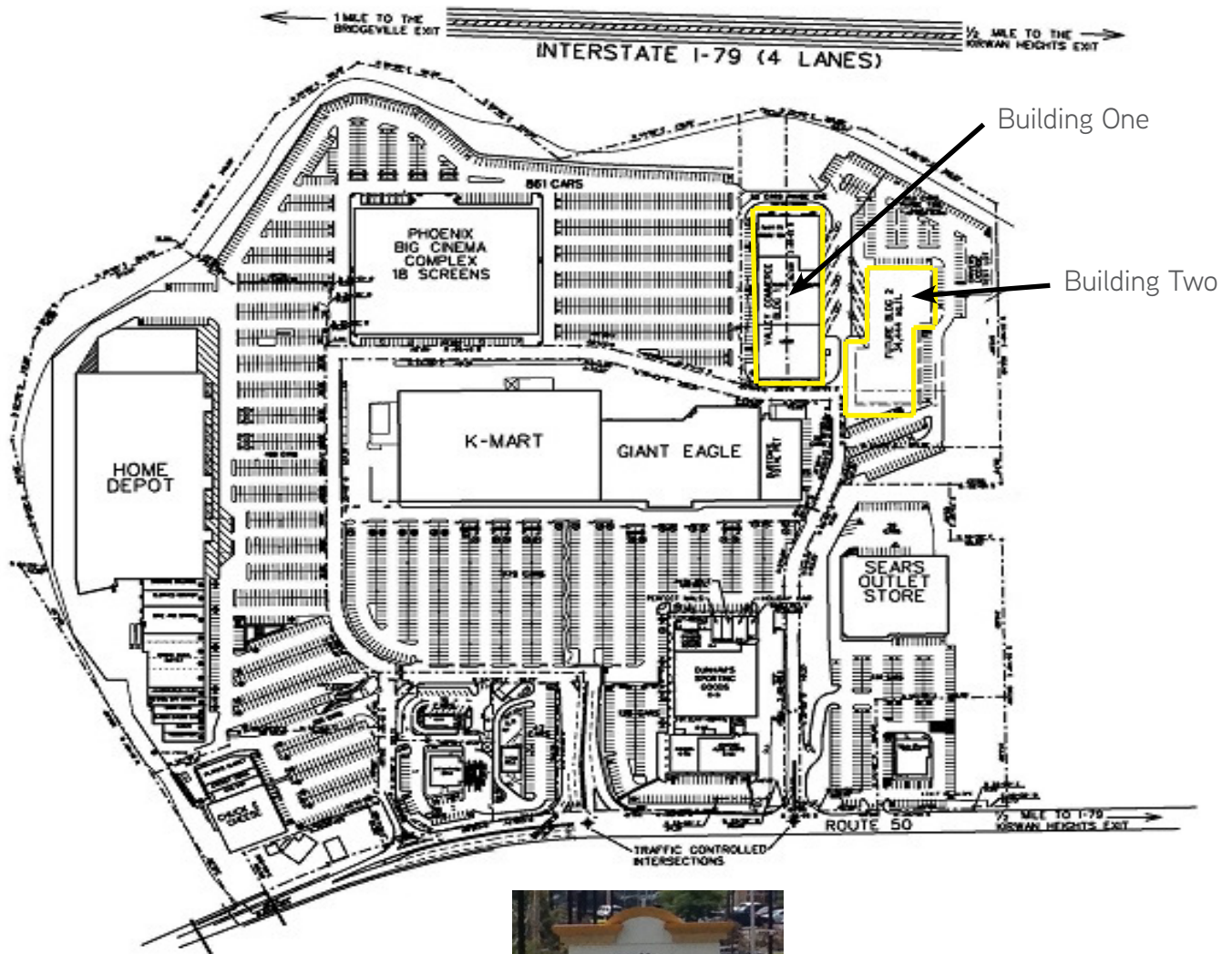
Valley Commerce Center > Building Two

- > 35,631 SF Single Story Flex Building with complete entitlements
- > Delivery could be achieved within six (6) months of lease execution
- > 18' to 22' clear ceiling heights
- > Abundant natural light to building via perimeter glass
- > 3,687 SF bay sizes (40' x 30' column spacing)
- > Exterior Finish: Red split face brick and drivit with architectural and lighting enhancements

FOR LEASE > CLASS A FLEX PRODUCT

Building Two > Site Plan

1025 WASHINGTON PIKE, BRIDGEVILLE, PA 15017



PYLON SIGNAGE AVAILABLE
ALONG ROUTE 50

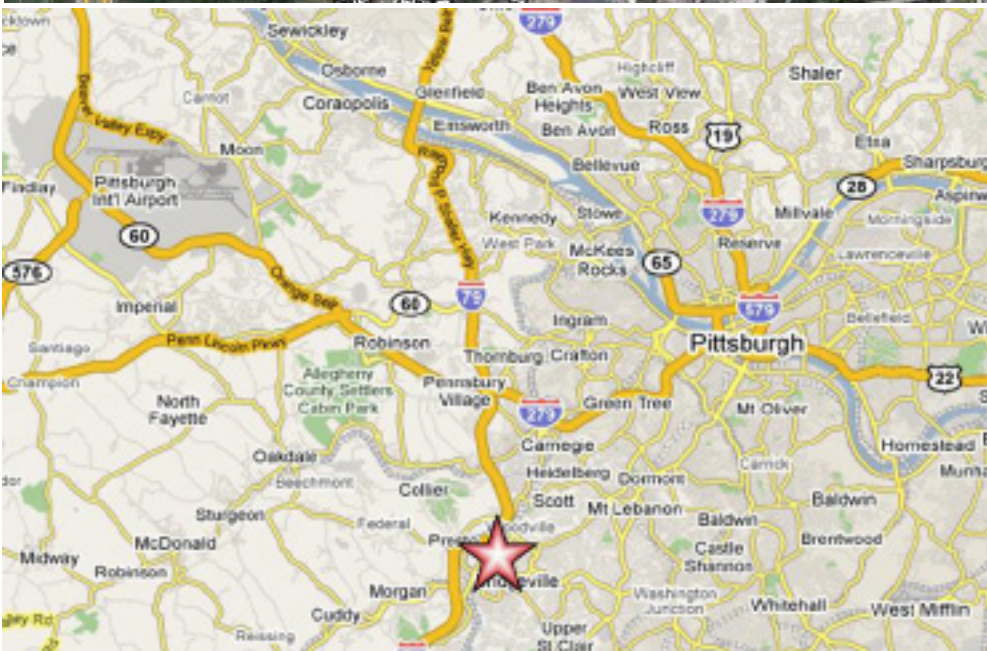
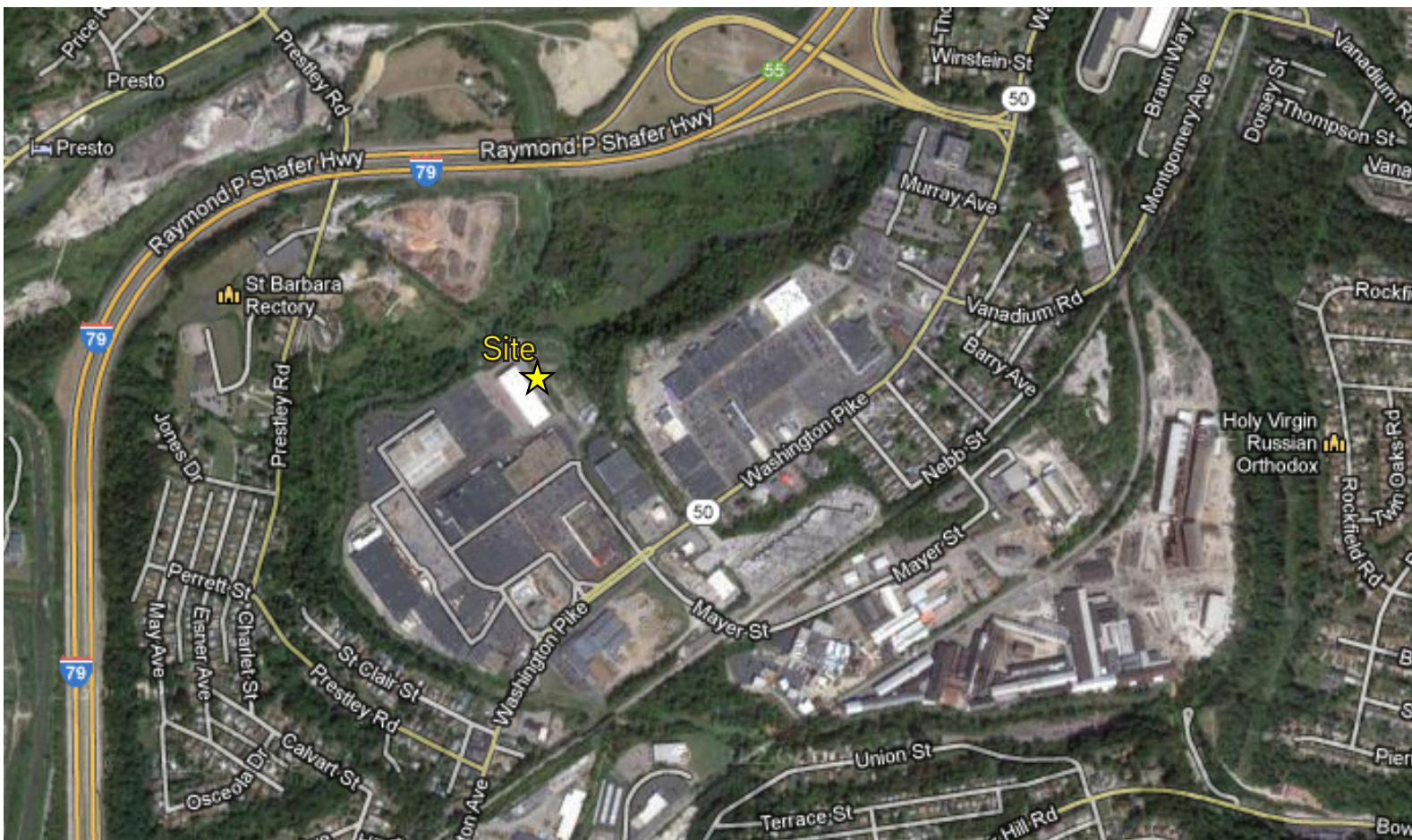
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Contact Us

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Driving Times > Distance

- > To Pittsburgh International Airport: 15.2 miles or 20 minutes
- > To Downtown Pittsburgh: 11 miles or about 12 minutes

The information contained herein has been given to us by the owner of the property or other sources deemed 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.

