

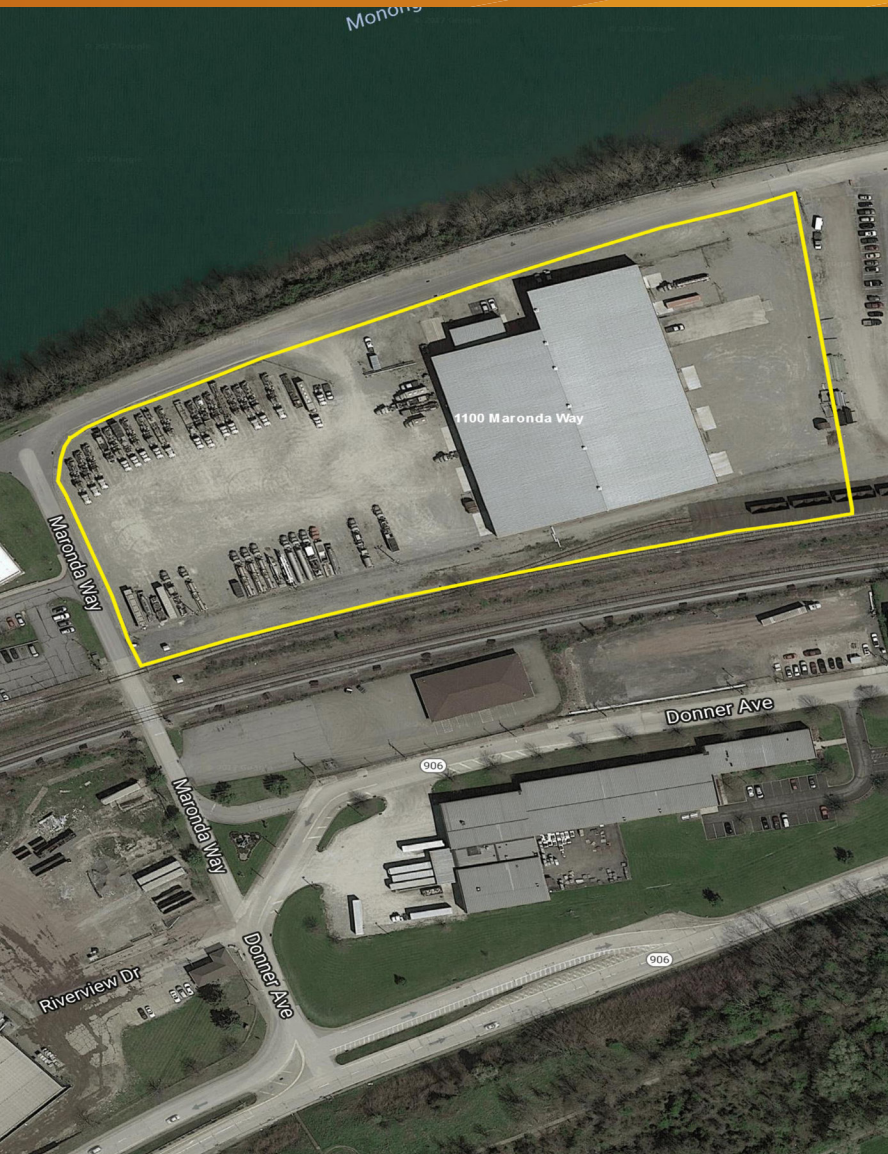
FOR SUBLEASE > RIVERFRONT INDUSTRIAL PARK - PHASE II



1100 Maronda Way

MONESSEN, PA 15062

ROSTRAVER TOWNSHIP/WESTMORELAND COUNTY, PA



IMPROVEMENTS

- > Building Size: 78,220 SF
- > Year Built: 2005
- > Eave Height: 29'
- > Cranes: Three (3) 5-ton
- > Construction Type: Steel frame/insulated metal
- > Floor: 6" Gravel, 6" reinforced concrete
- > Lighting: 1,000 WMH High Bays
- > HVAC: Gas-fired Cambridge units
- > Electrical: 2,000 Amp - 480/277 volt - 3-phase
- > Sprinklers: ESFR
- > Dock Doors: Two (2) w/levelers
- > Ten (10) grade level doors:
 - Six (6) - 28' X 16' H
 - Two (2) - 20' X 16' H
 - Two (2) - 10' X 16' H

SITE

- > Acreage: 7.85 acres
- > Zoned: M-2 (heavy industrial)
- > Security: Fenced front & rear yards with electric gates
- > Active Rail Spur: 800 Lineal Feet
- > Rail: CSX and Wheeling Lake Erie

ACCESS

- > Interstate 70/Exit 42A - 3.8 miles
- > PA Turnpike Route 43 - 6 miles
- > PA State Route 51 - 7 miles

SUBLEASE TERM

- > Through May 31, 2019
- > Landlord will discuss longer term



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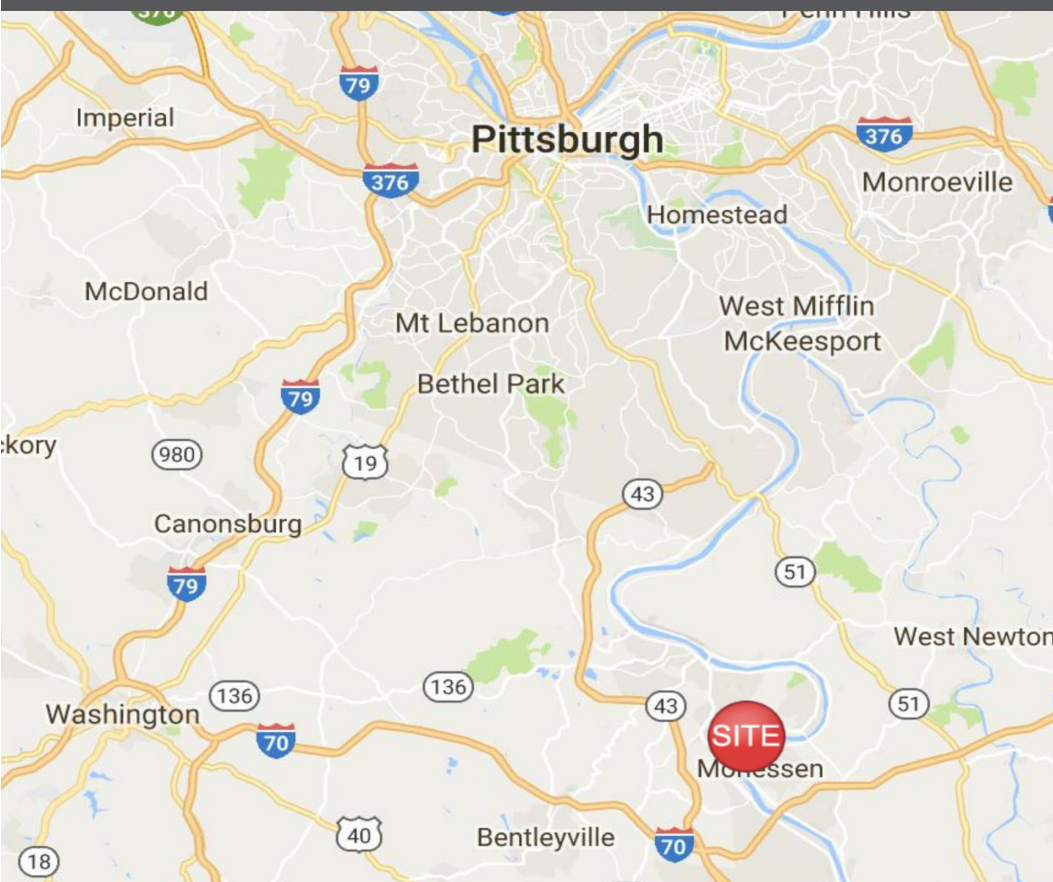
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