



SUBLEASE
+/- 70,000 SF

For Sublease

Hempfield Commerce Center - Bldg II

jll.com

744 Excel Drive
Hunker, PA 15639

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 **JLL** SEE A BRIGHTER WAY

PROPERTY INFORMATION

Building Size	± 150,537 SF
Construction	Precast concrete panels
Site Size	± 14.79 AC
Parking (Cars)	162 spots
Truck Court	135' Truck Court; Up to 38 trailer parks can be added
Zoning	I-1: Light Industrial, Hempfield Township

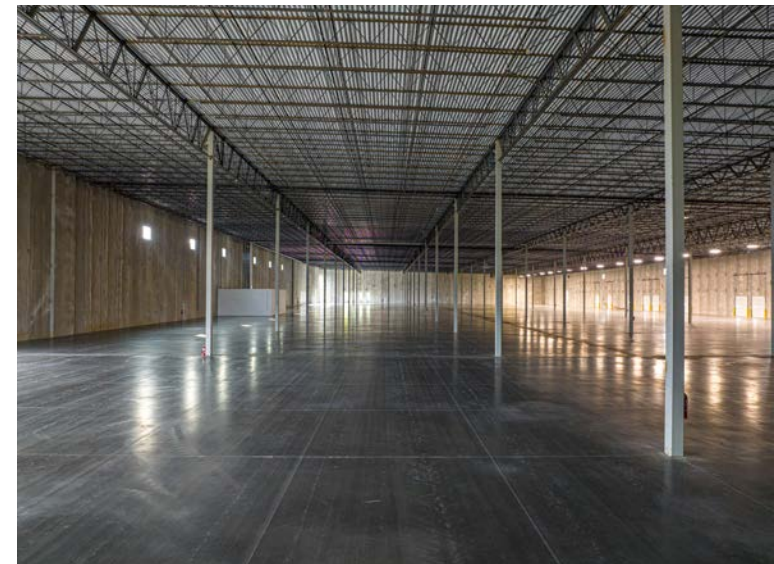


SPECS

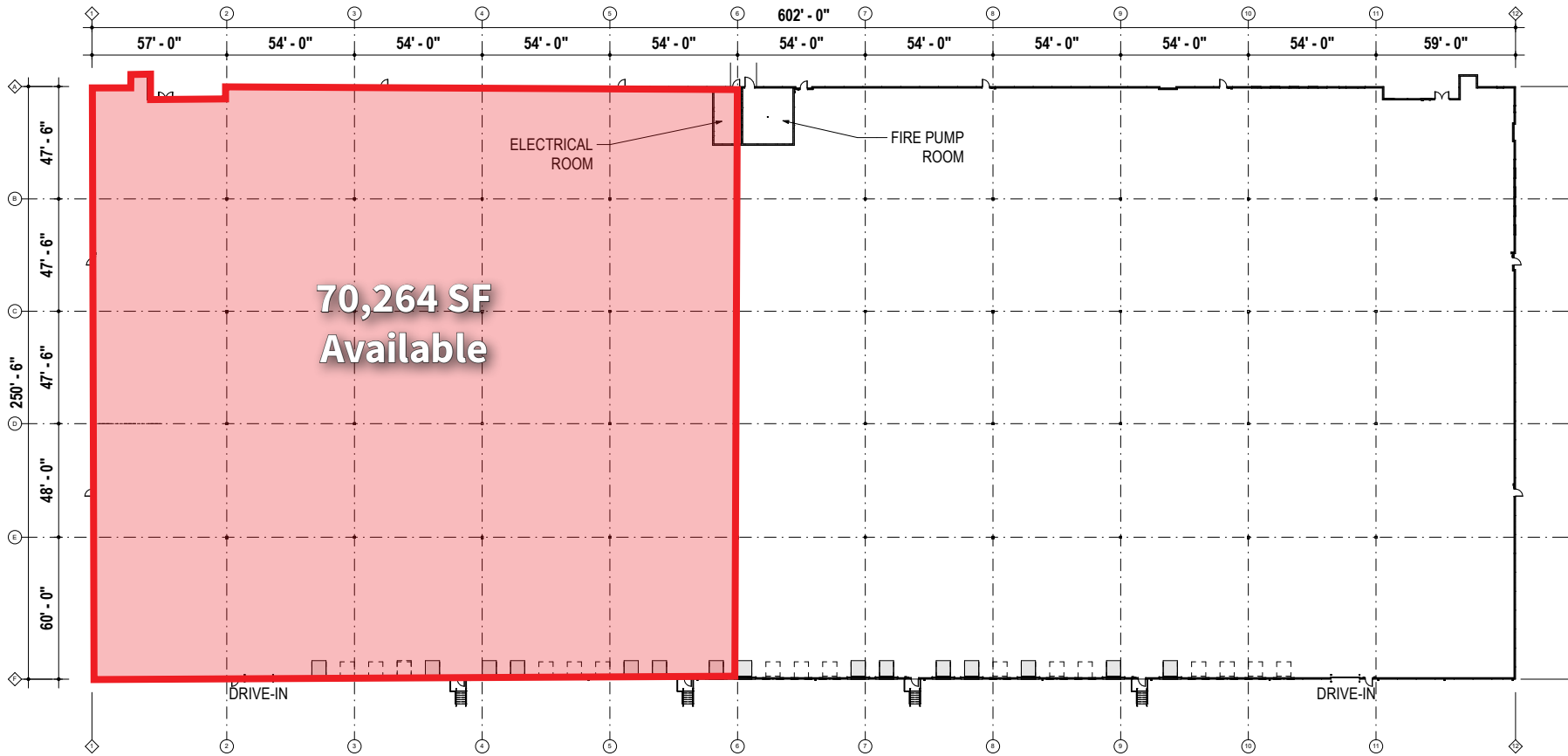
Available SF	± 70,264 SF
Space Dimensions	281'w x 250'd flexible design
Office Space	Build-to-suit
Column Spacing	54' - 59' x 47.5' with 60' speed bay
Clear Height	32'
Dock Doors	Eight (8) 9' x 10' dock high doors in the base building
Dock Equipment	30K lbs. mechanical levelers; shelters, bumpers, track guards
Drive-In Doors	One (1) 12' x 14' drive-in door
Sprinkler	ESFR with K-17 Heads
Warehouse HVAC	Gas-Fired Heating Units
Lighting Specification	LED Lighting, 25 FC, 3' AFF
Floor Slab	6" Reinforced concrete
Roof	TPO Roof System, mechanically fastened
Availability	Term ends 10/31/2036



PHOTOS



FLOORPLAN



PRELIMINARY FLOOR PLAN
1" = 20'-0"
0 10 20 30 40 50
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Building II

70,264 SF
Available

Building I

KEY DISTANCES

0.8 miles (3 min) to I-70

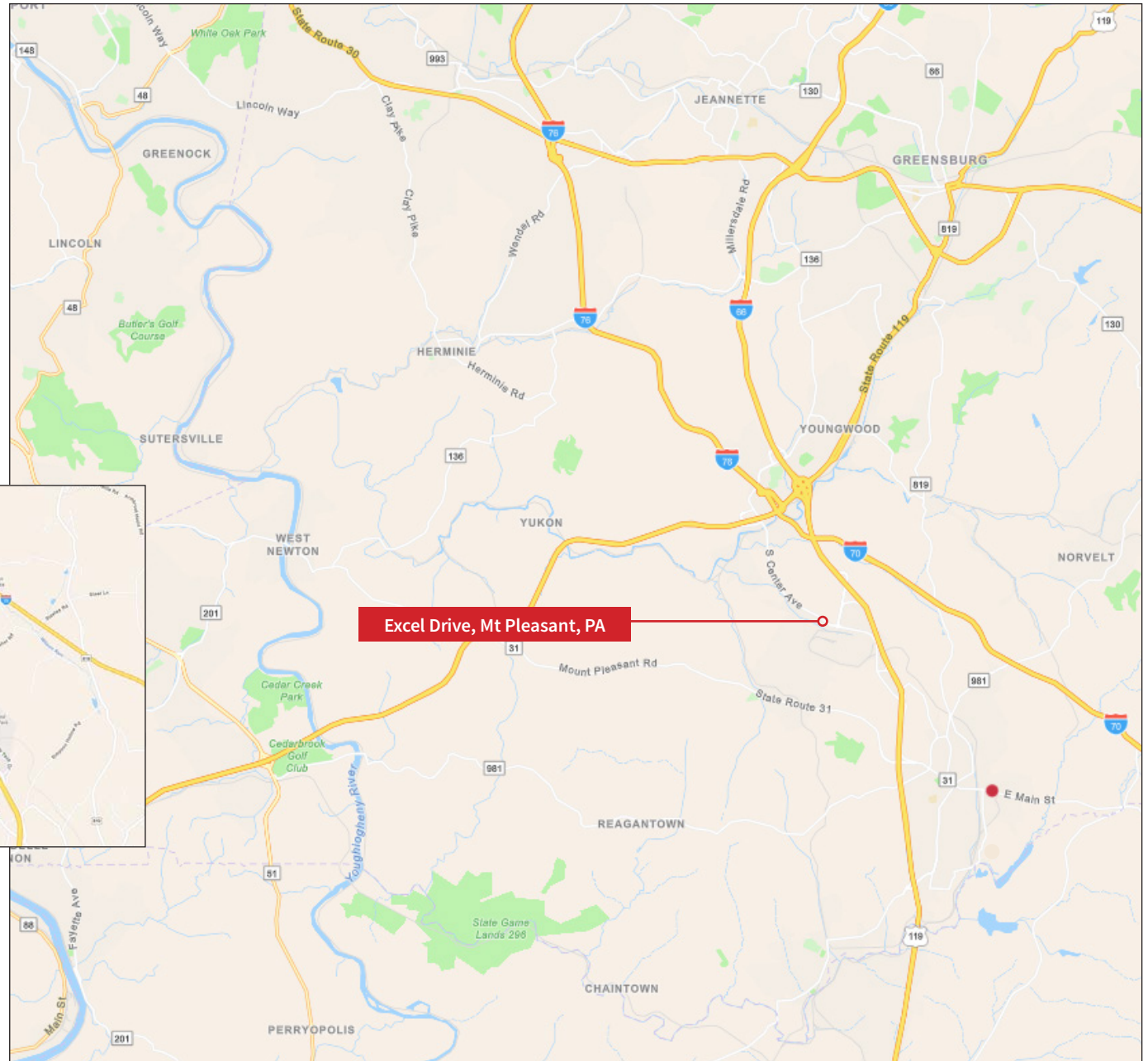
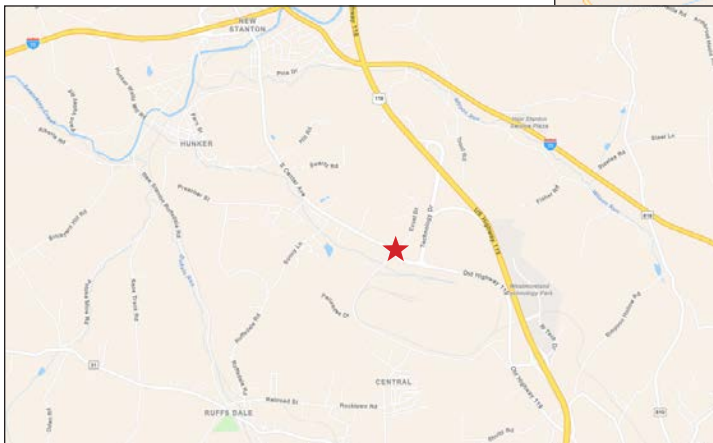
1.3 miles (10 min) to I-76

18.9 miles (29 min) to I-376

43.2 miles (50 min) to Cranberry, PA

27.9 miles (30 min) to Pittsburgh, PA

61 miles (1hr 5 min) to Wheeling, WV





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