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For Sublease

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JLL SEE A BRIGHTER WAY

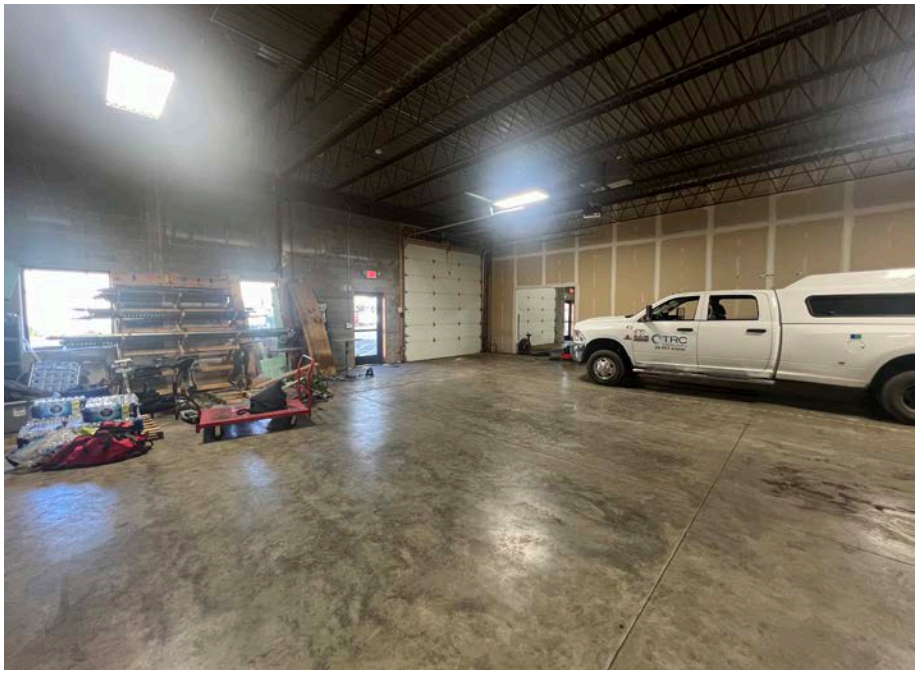
PROPERTY INFORMATION

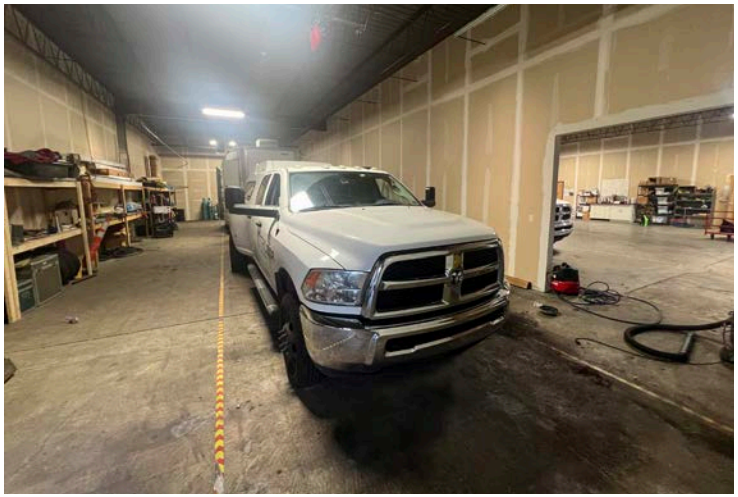
Building Size	± 29,585 SF
Construction	1964 / 2002
Parking (Cars)	Ample
Zoning	M-1 Planned Industrial

SPECIFICATIONS

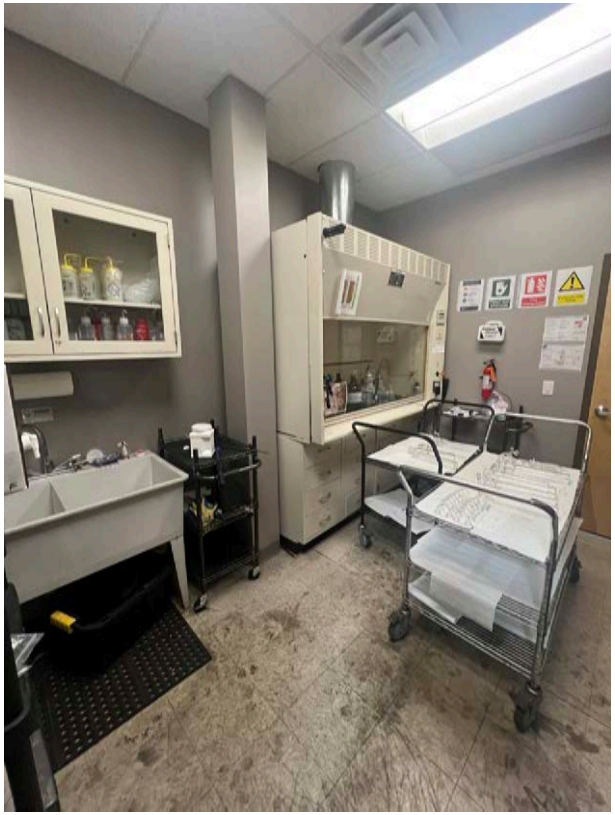
Available SF	± 7,914 SF
Office Space	2,491 SF
Warehouse Space	5,423 SF
Column Spacing	Clear span with drywall subdivision creating 2 bays (47'6"W x 75'L & 25'W x 75'L)
Clear Height	14' to bottom of joist
Drive-in Doors	(2) 12'W x 14'H
Warehouse HVAC	(3) Reznor heating units
Exhaust	Lab hood being removed - exhaust / ventilation to remain
Warehouse Lighting	LED with motion sensors
Availability	Term ends 9/30/2027



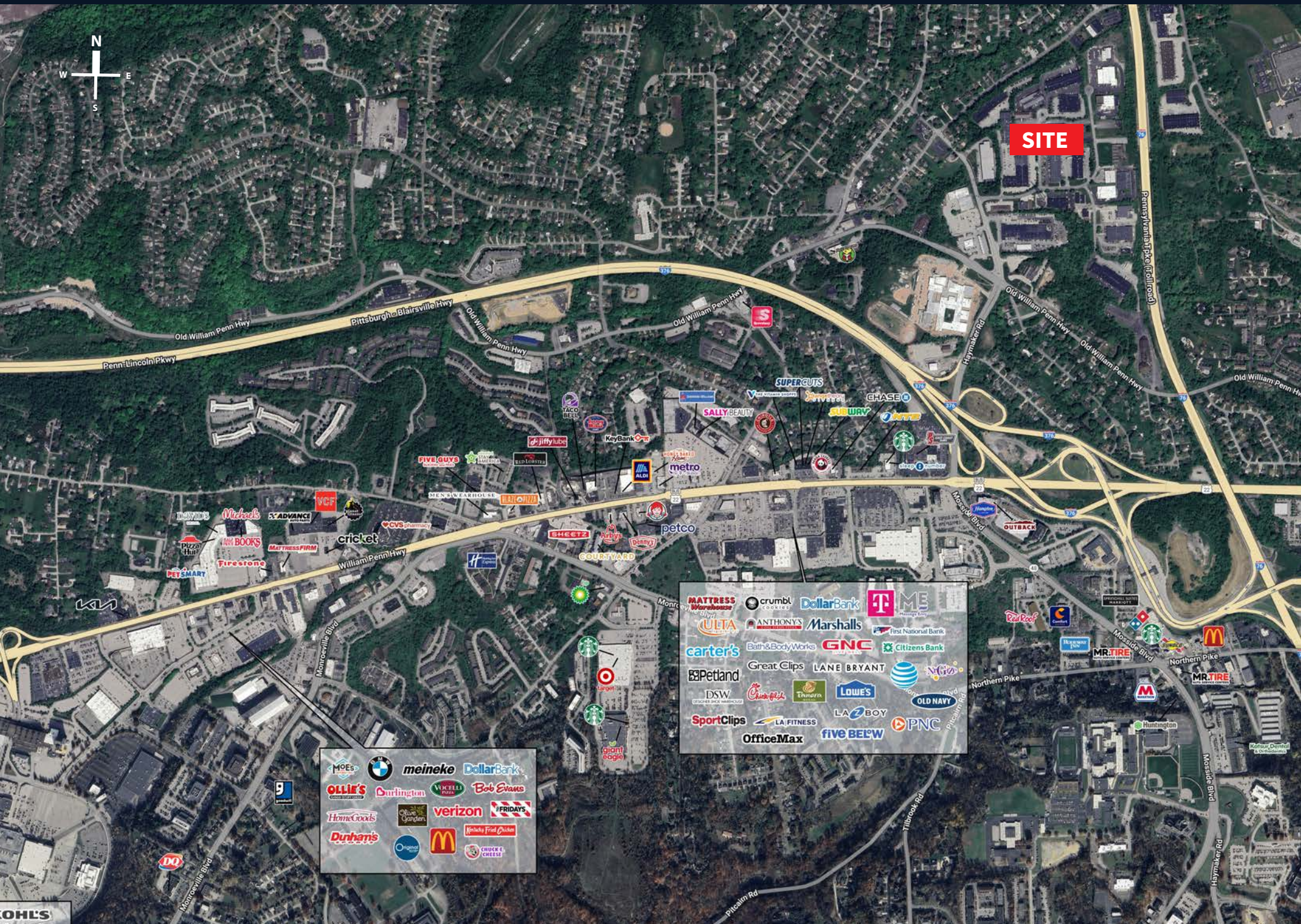






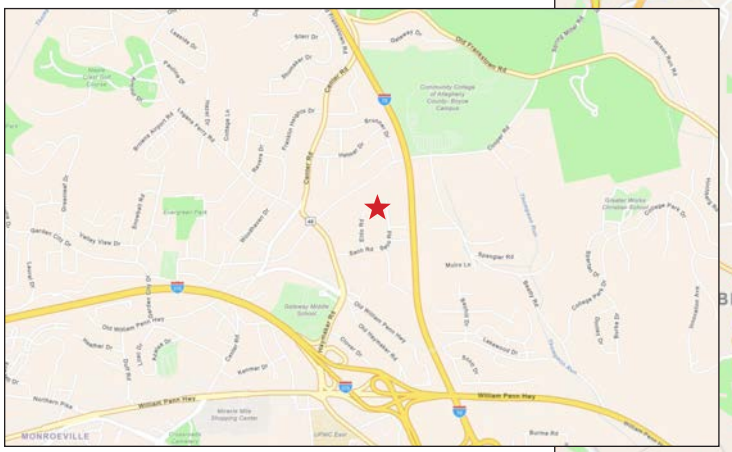


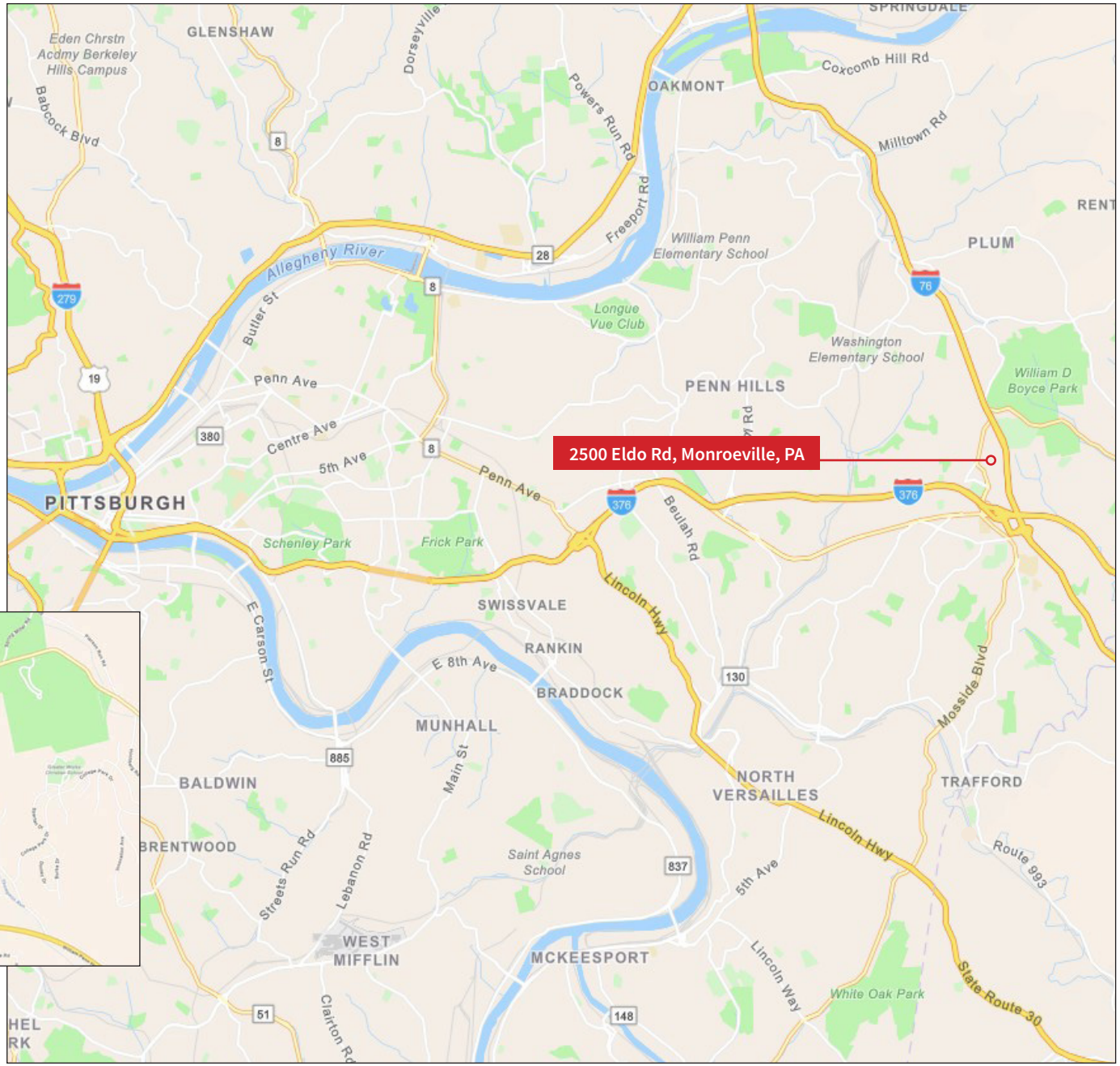



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W
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SITE
Old William Penn Hwy
Pittsburgh-Blairsville Hwy
Penn-Lincoln Pkwy
Pennsylvania Pike (Tollroad)
Haymaker Rd
William Penn Hwy
Monroeville Blvd
Mosside Blvd
Northern Pike
Pitcairn Rd
Tilbrook Rd
SUPERCUTS
SALLY BEAUTY
SUBWAY
CHASE
KeyBank
jiffy lube
FIVE GUYS
ALDI
metro
petco
COURTYARD
OUTBACK
Michaels
ADVANCE
cricket
CVS pharmacy
MATTRESS FIRM
Firestone
PETSMART
MEN'S WEARHOUSE
Red Roof
MR.TIRE
Huntington
MATTRESS Warehouse
crumbl
DollarBank
ULTA
ANTHONY'S
Marshalls
First National Bank
carter's
Bath&BodyWorks
GNC
Citizens Bank
Petland
Great Clips
LANE BRYANT
DSW
Lowe's
OLD NAVY
LA-Z-BOY
SportClips
LA FITNESS
PNC
OfficeMax
five BELOW
meineke
OLLIE'S
Burlington
Bob Evans
verizon
FRIDAYS
HomeGoods
Dunham's
Kentucky Fried Chicken
CHUCK E. CHEESE
KOHL'S

KEY DISTANCES

- 2.64 miles (7 min) to I-376
- 3.0 miles (10 min) to I-76
- 14.8 miles (19 min) to Pittsburgh, PA
- 32.2 miles (36 min) to Cranberry, PA
- 33.8 miles (48 min) to PIT Airport
- 41.1 miles (60 min) to I-70







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