

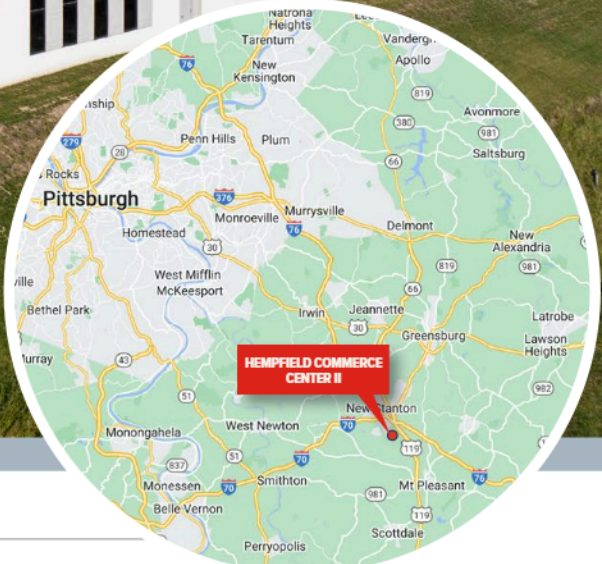
FOR LEASE

HEMPFIELD COMMERCE CENTER - BLDG II

EXCEL DRIVE, MOUNT PLEASANT (HEMPFIELD TWP), PA 15666

80,269 SF AVAILABLE

NEW CONSTRUCTION, MODERN WAREHOUSE



0.3 Miles



2.5 Miles



3 Miles

FOR MORE INFORMATION:

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BUILDING SPECS

150,533 SF MODERN WAREHOUSE

NEW CONSTRUCTION

BUILDING SF	150,533 SF
CONSTRUCTION	Precast Concrete Panels
SITE SIZE	14.79 Acres
TRUCK COURT	135' Truck Court; Up to 38 trailer parks can be added
ZONING	I-1: Light Industrial, Hempfield Township

BUILDING SPECS

AVAILABLE SF	80,269 SF
BUILDING DIMENSIONS	602' w x 250' d flexible design
MINIMUM SUBDIVISION	+/- 40,000 SF
OFFICE SPACE	Build-to-suit
PARKING (CARS)	103 spots
COLUMN SPACING	54' - 59' x 47.5' with 60' Speed Bay
CLEAR HEIGHT	32'
DOCK DOORS	Seven (7) 9' x 10' dock high doors in the base building (Ability to add an additional 10 dock high doors)
DOCK EQUIPMENT	30K lbs. mechanical levelers; Shelters, Bumpers, Track guards
DRIVE-IN DOORS	One (1) 12' x 14' drive-in doors
SPRINKLER	ESFR with K-17 Heads
WAREHOUSE HVAC	Gas-Fired Heating Units
LIGHTING	LED Lighting, 25 FC, 3' AFF
POWER	800 AMP, 480V service
FLOOR SLAB	6" Reinforced Concrete
ROOF	TPO Roof System, Mechanically Fastened
PROJECTED OPEX	RE Taxes: Projected at \$0.68/SF; Insurance: Projected at \$0.08/SF CAM: Projected at \$0.52/SF (Includes Management)



LOCATION HIGHLIGHTS

- Excellent interstate access to I-70, I-76/PA Turnpike, Route 119
- Strong area for industrial development in Westmoreland County
- In close proximity to numerous freight and trucking facilities

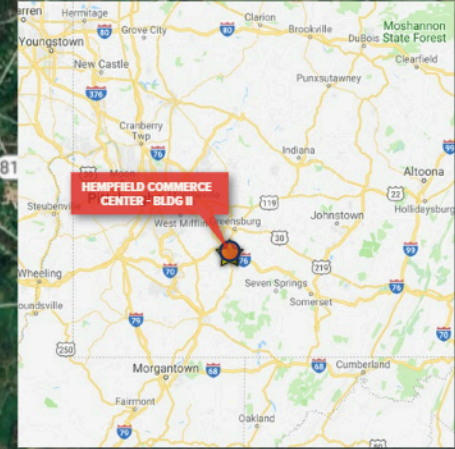
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LOCATION / LOGISTICAL AMENITIES

EXCELLENT INTERSTATE ACCESS



- KEY HIGHWAY DISTANCES**
- Immediate access to Route 119
 - Less than 2.5 miles to PA Turnpike / I-76
 - Less than 3 miles to I-70

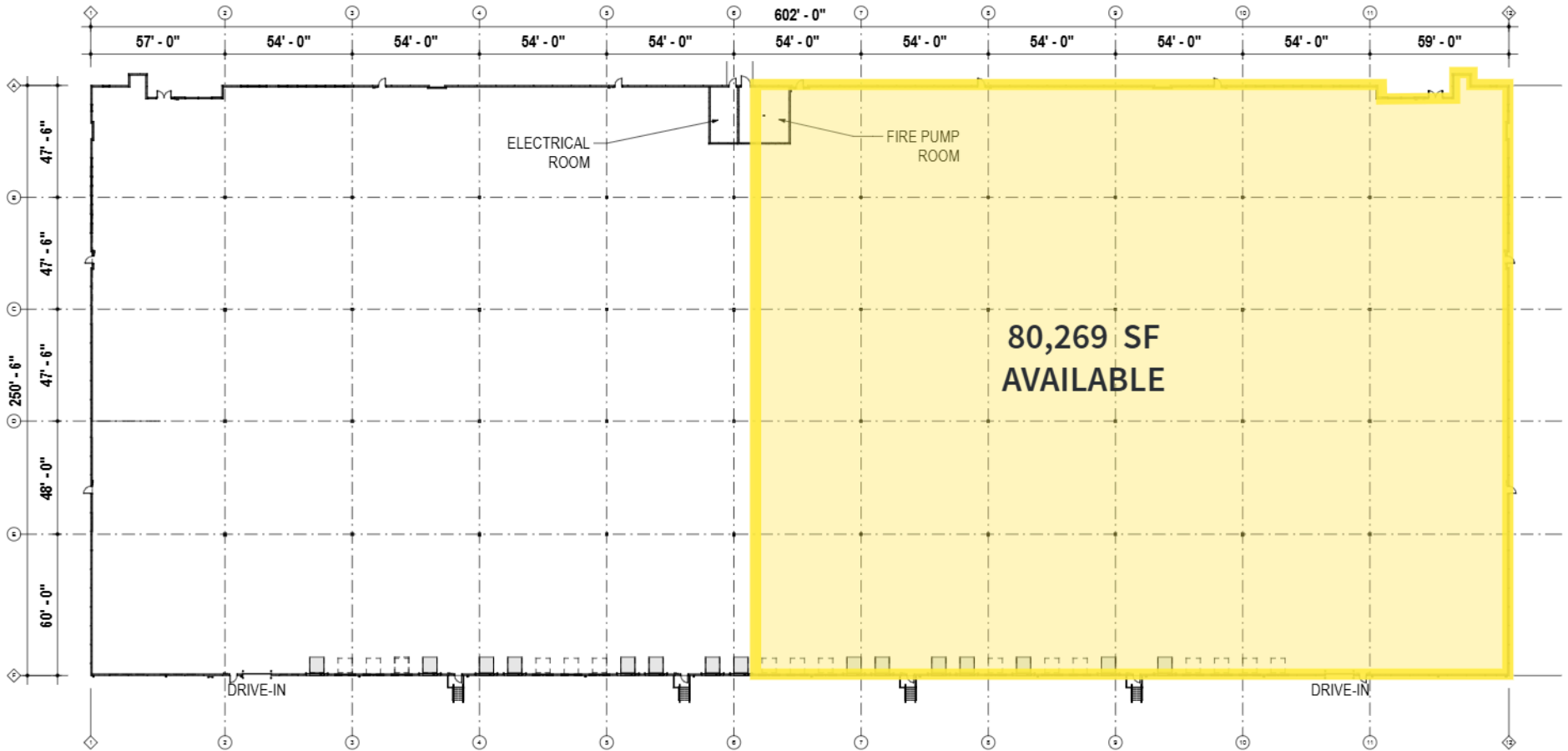
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FLOOR PLAN

80,269 SF AVAILABLE SPACE



PRELIMINARY FLOOR PLAN



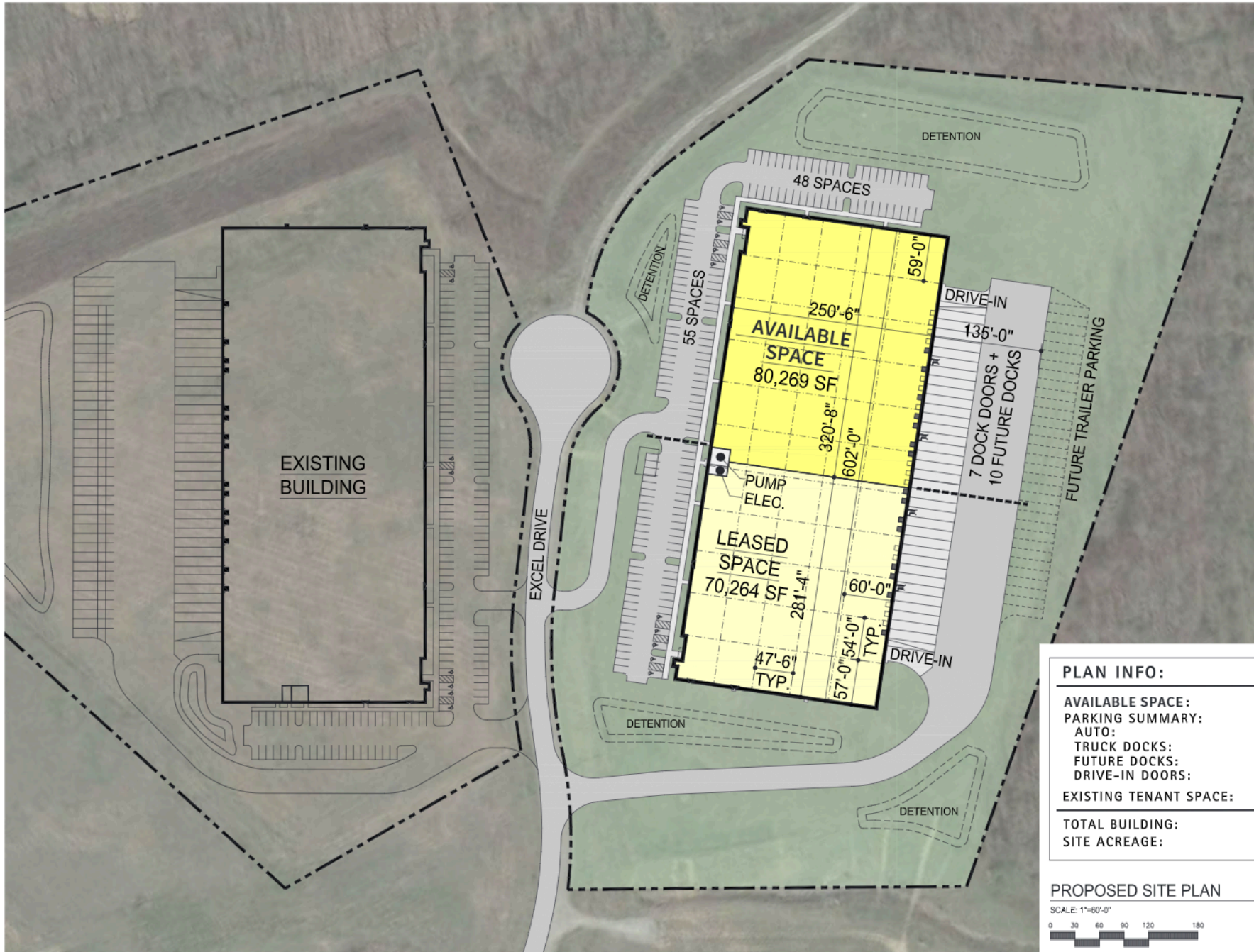
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SITE PLAN

80,269 SF AVAILABLE SPACE



PLAN INFO:

AVAILABLE SPACE:	80,269 SF.
PARKING SUMMARY:	
AUTO:	103 SPACES
TRUCK DOCKS:	7 DOCKS
FUTURE DOCKS:	10 DOCKS
DRIVE-IN DOORS:	1 DOOR
EXISTING TENANT SPACE:	70,264 SF.
TOTAL BUILDING:	150,533 SF.
SITE ACREAGE:	14.79 ACRES

PROPOSED SITE PLAN

SCALE: 1"=60'-0"



NORTH

FOR LEASE | NEW CONSTRUCTION

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