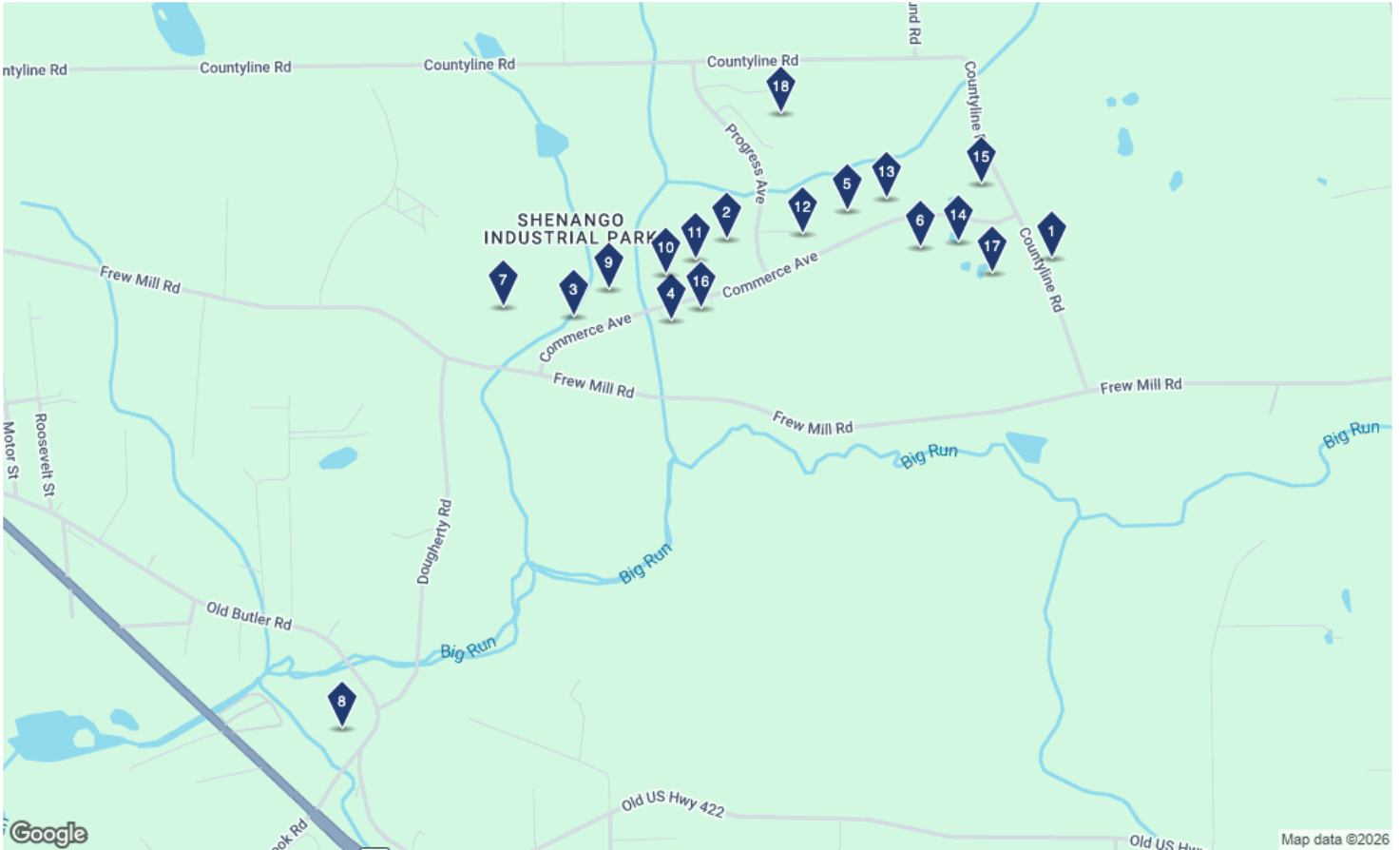


Map Report with Multiple Properties per Page and Photo



1 2225 County Line Rd - Industrial Zoned Acreage ☆☆☆☆☆
 New Castle, Pennsylvania 16101 (Lawrence County) - Lawrence County Submarket Land

Property Summary

Land Area - Gross	95.10 AC (4,142,556 SF)	Proposed Use	Mixed Use
On-Sites	Raw land	Parcel	31-250900
Zoning	Industrial/Agricultural		



2 503 Commerce - Molinaro ★★★★☆
 New Castle, Pennsylvania 16101 (Lawrence County) - Lawrence County Submarket Manufacturing

Property Summary

RBA	58,500 SF	Clear Height	20'
Built	1994	Drive Ins	2 total
Tenancy	Multiple	Docks	5 exterior
Asking Rent	Withheld	Levelers	None
Parking Spaces	1.71/1,000 SF; 100 Surface Spaces		



Property Notes

Property includes 4,600/sf of office space, and 16,500/sf of warehouse space. Two conference rooms, two multi-purpose rooms, and 21 offices.

3

203 Commerce Ave

New Castle, Pennsylvania 16101 (Lawrence County) - Lawrence County Submarket



Distribution

Property Summary

RBA	7,360 SF	Clear Height	20'
Built	2004	Drive Ins	1 total
Tenancy	Single	Docks	1 exterior
Asking Rent	Withheld	Levelers	None
Parking Spaces	0.95/1,000 SF; 7 Surface Spaces		



Property Notes

Building can be expanded to four times its current size.

4

354 Commerce Ave

New Castle, Pennsylvania 16101 (Lawrence County) - Lawrence County Submarket



Warehouse

Property Summary

RBA	7,500 SF	Clear Height	13'7"
Built	1984	Drive Ins	2 total/14' w
Tenancy	Single	Docks	1 exterior
Asking Rent	Withheld	Levelers	None
Parking Spaces	1.07/1,000 SF; 8 Surface Spaces		



5

703 Commerce Ave

New Castle, Pennsylvania 16101 (Lawrence County) - Lawrence County Submarket



Warehouse

Property Summary

RBA	10,400 SF	Clear Height	20'
Built	2007	Drive Ins	3 total
Tenancy	Single	Levelers	None
Asking Rent	Withheld		
Parking Spaces	Surface Spaces Available		



6

792 Commerce Ave - Creative Color Display

New Castle, Pennsylvania 16101 (Lawrence County) - Lawrence County Submarket



Manufacturing

Property Summary

RBA	135,000 SF	Clear Height	26'
Built/Renovated	1994/2000	Drive Ins	None
Tenancy	Single	Docks	6 exterior
Asking Rent	Withheld	Levelers	None
Parking Spaces	0.41/1,000 SF; 56 Surface Spaces		





Frew Mill Rd

New Castle, Pennsylvania 16101 (Lawrence County) - Lawrence County Submarket



Land

Property Summary

Land Area - Gross	39.00 AC (1,698,840 SF)	Proposed Use	Industrial
Topography	Level	Parcel	31-409300
Zoning	I/P		



1902 Old Butler Rd

New Castle, Pennsylvania 16101 (Lawrence County) - Lawrence County Submarket



Manufacturing

Property Summary

RBA	29,000 SF	Clear Height	28'
Built	1950	Drive Ins	None
Tenancy	Single	Docks	6 exterior
Asking Rent	Withheld	Levelers	None
Parking Spaces	Covered Spaces Available; Surface Spaces Available		



275 Commerce Ave

New Castle, Pennsylvania 16101 (Lawrence County) - Lawrence County Submarket



Warehouse

Property Summary

RBA	21,300 SF	Asking Rent	Withheld
Built	1985	Drive Ins	None
Tenancy	Single	Levelers	None
Parking Spaces	1.45/1,000 SF; 31 Surface Spaces		



373 Commerce Ave

New Castle, Pennsylvania 16101 (Lawrence County) - Lawrence County Submarket



Manufacturing

Property Summary

RBA	13,000 SF	Clear Height	18'
Built	1986	Drive Ins	None
Asking Rent	Withheld	Levelers	None



11

427 Commerce Ave

New Castle, Pennsylvania 16101 (Lawrence County) - Lawrence County Submarket



Food Processing

Property Summary

RBA	10,530 SF	Clear Height	16'
Built	1984	Drive Ins	None
Tenancy	Single	Levelers	None
Asking Rent	Withheld		
Parking Spaces	2.18/1,000 SF; 23 Surface Spaces		



12

597 Commerce Ave

New Castle, Pennsylvania 16101 (Lawrence County) - Lawrence County Submarket



Manufacturing

Property Summary

RBA	21,600 SF	Clear Height	19'
Built	1982	Drive Ins	None
Asking Rent	Withheld		
Parking Spaces	1.62/1,000 SF; 35 Surface Spaces		



13

765 Commerce Ave

New Castle, Pennsylvania 16101 (Lawrence County) - Lawrence County Submarket



Industrial

Property Summary

RBA	14,676 SF	Clear Height	20'
Built	1994	Drive Ins	None
Asking Rent	Withheld		
Parking Spaces	0.92/1,000 SF; 12 Surface Spaces		



14

898 Commerce Ave

New Castle, Pennsylvania 16101 (Lawrence County) - Lawrence County Submarket



Industrial

Property Summary

RBA	23,770 SF	Clear Height	20'
Built	1900	Drive Ins	None
Asking Rent	Withheld		
Parking Spaces	0.50/1,000 SF; 12 Surface Spaces		



15

901 Commerce Ave

New Castle, Pennsylvania 16101 (Lawrence County) - Lawrence County Submarket



Industrial

Property Summary

RBA	55,232 SF	Asking Rent	Withheld
Built/Renovated	2000/2012	Drive Ins	None
Tenancy	Single	Levelers	None



16

358 Commerce Avenue

New Castle, Pennsylvania 16101 (Lawrence County) - Lawrence County Submarket



Flex

Property Summary

RBA	6,300 SF	Clear Height	12'
Built	2009	Drive Ins	None
Asking Rent	Withheld	Levelers	None
Parking Spaces	1.59/1,000 SF; 10 Surface Spaces		



17

Frew Mill Rd - Parcel 2

New Castle, Pennsylvania 16101 (Lawrence County) - Lawrence County Submarket



Land

Property Summary

Land Area - Gross	17.07 AC (743,569 SF)	Number of Lots	1
Current Use	Raw Land	Proposed Use	Industrial, Office, Retail
Zoning	IP	Parcel	31-145007

**Property Notes**

62 +/- Acres in Shenango Industrial Park. 1st parcel is 17 acres and the 2nd parcel is 45 acres. Will build to suit, or subdivide.

18

111 Progress Ave

New Castle, Pennsylvania 16101 (Lawrence County) - Lawrence County Submarket



Manufacturing

Property Summary

RBA	61,250 SF	Clear Height	24'
Built	2001	Drive Ins	None
Tenancy	Single	Levelers	None
Asking Rent	Withheld		
Parking Spaces	2.04/1,000 SF; 125 Surface Spaces		

