

FOR LEASE



Trafford Commerce Center

1000 Commerce Cir, Trafford, PA 15085

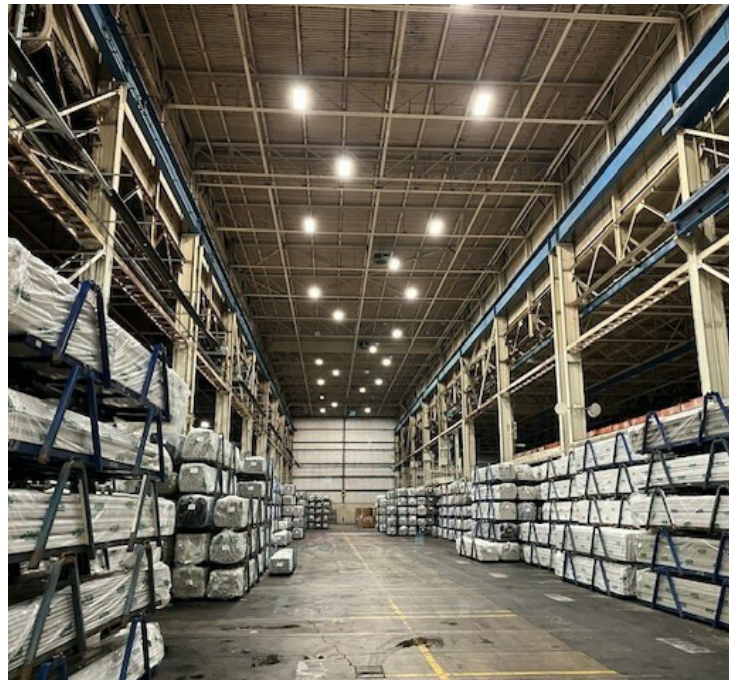


Location Description

Trafford Commerce Center is located off of PA Route 130 in Westmoreland County on the Allegheny County border. Convenient access to major highways and intermodal facility.

Property Highlights

- 240,000 SF Warehouse/Manufacturing Space For Lease
- 10 Dock Doors (2 internal)
- Cranes available in Bays B, C, D, E & F
- 36'-64' Ceiling Height
- 30'-58' Hook Height
- Sprinklered
- LED Lighting
- 480 Volt, 600 Amp, Three-Phase Power
- 56,800 SF Adjacent space can be added
- Lease Rate: \$5.25/SF/yr (Net)
- Immediately Available



PRESENTED BY:

BOB CORNELL

O:412.391.3500 | C:412.760.9999
bcornell@penncom.com

RAY THIMONS

O:412.391.3500 | C:412.638.1681
rthimons@penncom.com



**PENNSYLVANIA
COMMERCIAL
REAL ESTATE INC.**

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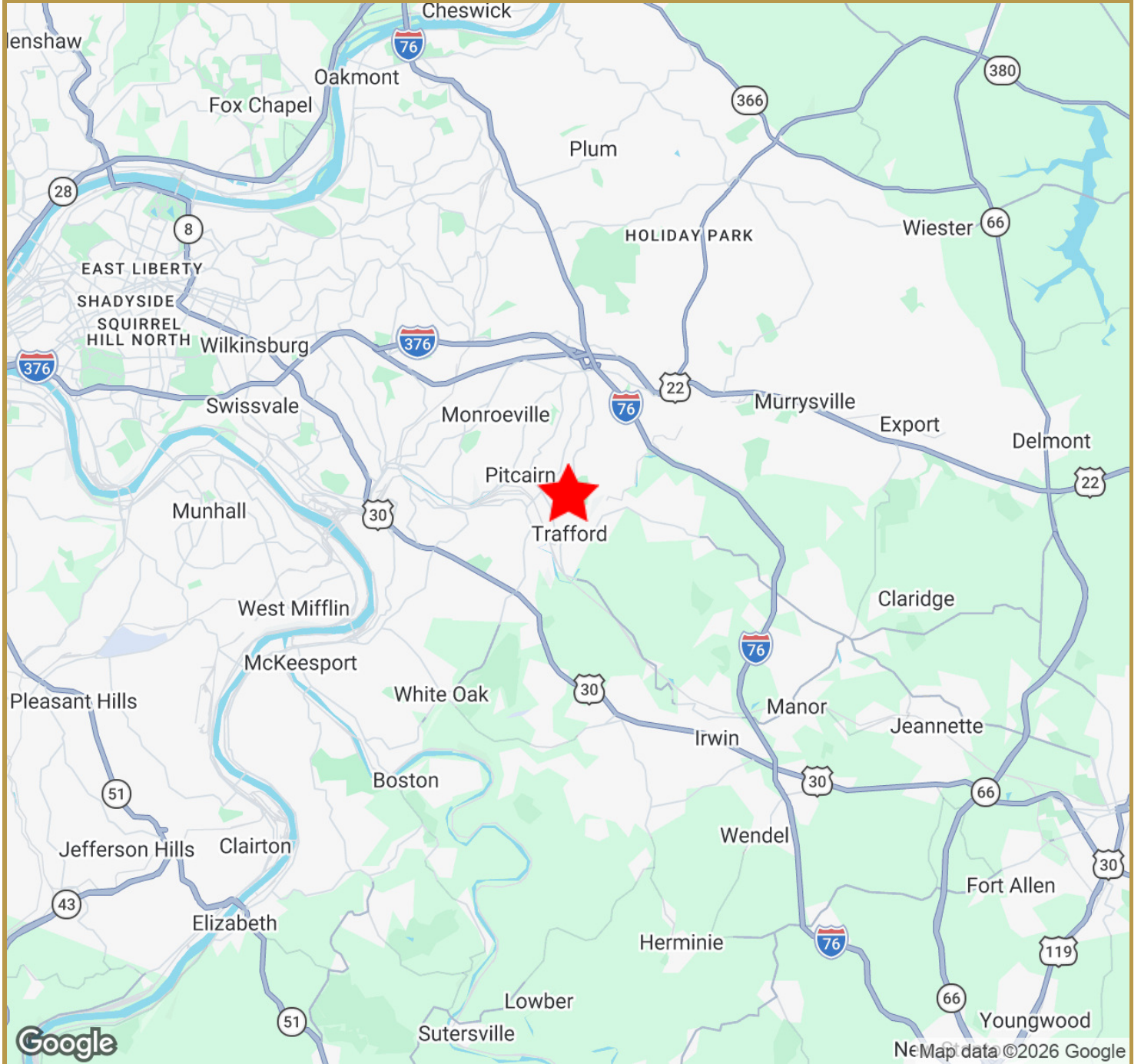
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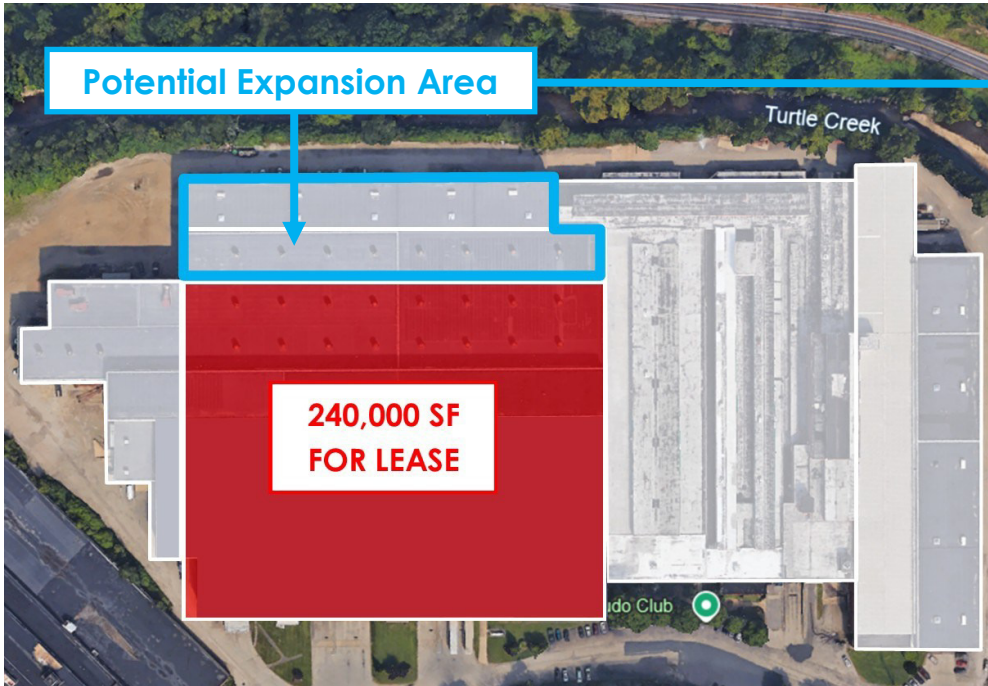
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BAY	CAPACITY	SPAN	CEILING HEIGHT	HOOK HEIGHT	MANUFACTURER	CONTROL	AGE	CRANE #
G	No Cranes		36'	-				
F	5 Ton 5 Ton	60' 60'	36	30'	Chicago Tramrail Chicago Tramrail	Pendant Pendant	1959 1959	244 245
E	30/5 Ton 2 Ton	60' 25'	64'	58'	Milwaukee Chicago Tramrail	RC/Cab Pendant	1959 1960	256 263
D	5 Ton 5 Ton 5 Ton	60' 60' 60'	36'	30'	Chicago Tramrail Chicago Tramrail Chicago Tramrail	Pendant Pendant Pendant	1959 1959 1960	246 247 261
C	5 Ton 2 Ton 2 Ton	60' 30' 30'	36'	30'	Chicago Tramrail Chicago Tramrail Chicago Tramrail	Pendant Pendant Pendant	1959 1959 1959	249 254 255
B	5 Ton 5 ton	60' 60'	36'	30	Chicago Tramrail Chicago Tramrail	Pendant Pendant	1959 1959	252 253
A	No Cranes		36'	-				

TRAFFORD COMMERCE CENTER - Chelsea Building Products

1000 Commerce Cr
Trafford PA 15085

Township/Boro/Ward

County

Trafford

Westmoreland

8" Concrete floors, radiant heaters, dry sprinkler, all util. Submetered. CAM charge: \$0.12/sf. RE Tax: \$0.13/SF. Insurance: \$0.17/SF. Cranes in Bays B-F (see brochure)

Building and Land Data

Gross SF: 706,126
Floors: 1
Dimensions: 80'x525', 360'x550'
Lot Size: 70 acres total
Parking: 750 spaces
Ind. Intended Use: Mfg & Whse
Ind Present Use: Mfg & Whse
Year Built: 1960s
Year Renv:
Construction: Masonry

Building Details

Truck Height: 10 total (2 internal) Ceiling: 36' (Bays A-D); 64' (Bay E)
Grade Level: Zoning: Industrial
Column Spacing: Clear Sprinklers: Y
Elevators: N Rail: N
Barge: N Cranes: Y

Utilities

Heat in Warehouse: Y
Freezer or A/C in Warehouse: N
HVAC in Office: Y
Lighting Type: LED
Electric Company: Duquesne Light
Amps: 600 Volts: 480 Phase: 3
Gas Company: Equitable 6"
Sewer Company: Alcosan 18"-8"
Water Company: West View 12"

Pricing

Tax Amount: Office Rental Rate:
Rent per Month: Warehouse Rental Rate:
Gross/Net: Net Blended Rental Rate:
Escalations: Rental Price/SF: \$5.25
Sale Price: Smallest Division:
Sale Price/SF: Largest Division::

Availabilities

Available SF: 240,000 Shop Office SF: 800 Warehouse SF: 239,200 Possession Date: Immediate

No warranty or representation express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing condition, imposed by our principals.