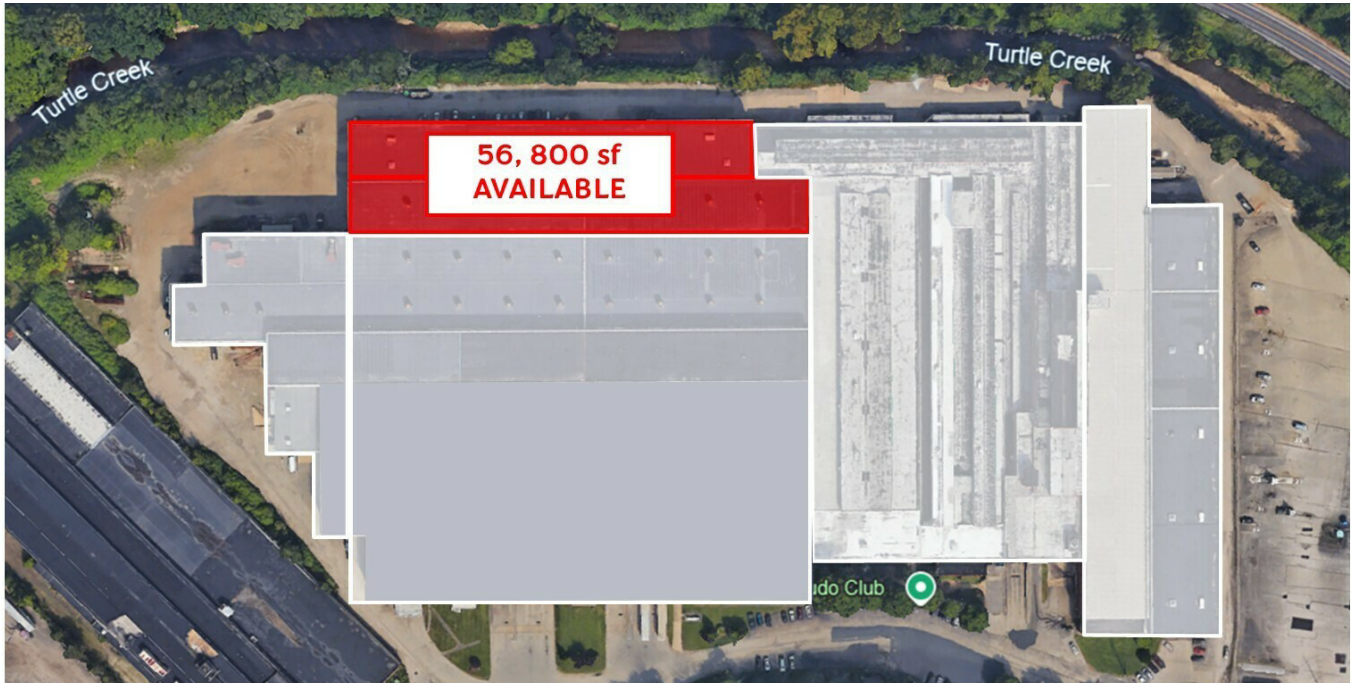


FOR LEASE



Trafford Commerce Center

2500 Commerce Circle, Trafford, PA 15085

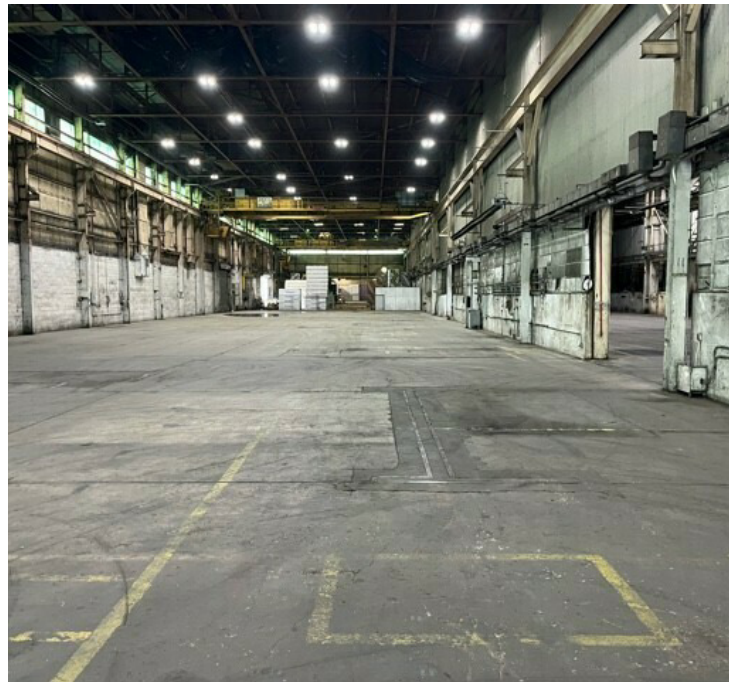


LOCATION DESCRIPTION:

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.

AVAILABLE SPACE HIGHLIGHTS:

- 56,800 SF Warehouse/Manufacturing Space For Lease
- 25' Ceiling Height
- Three (3) Dock Doors & Two (2) Drive-in Doors
- One (1) 15/5-ton crane & Three (3) 5-ton cranes
- Sprinklered
- LED Lighting
- 480 Volt 600 Amp Power
- Room For Expansion
- All Municipal Utilities
- Lease Rate: \$4.79/SF/yr (Net)



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



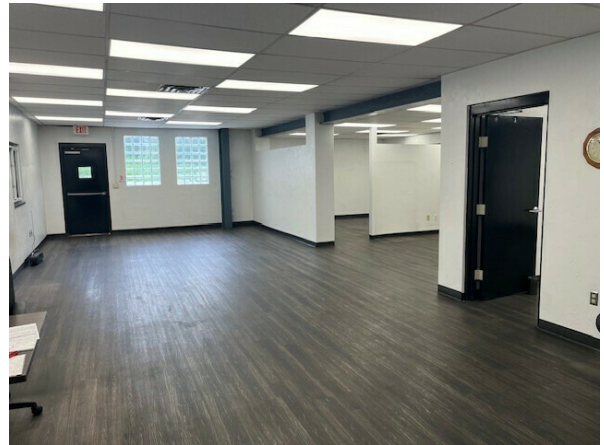
**PENNSYLVANIA
COMMERCIAL
REAL ESTATE INC.**

FOR LEASE



Trafford Commerce Center

2500 Commerce Circle, Trafford, PA 15085



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**PENNSYLVANIA
COMMERCIAL
REAL ESTATE INC.**

910 SHERATON DRIVE, SUITE 340, MARS, PA 16046 // 412.391.3500

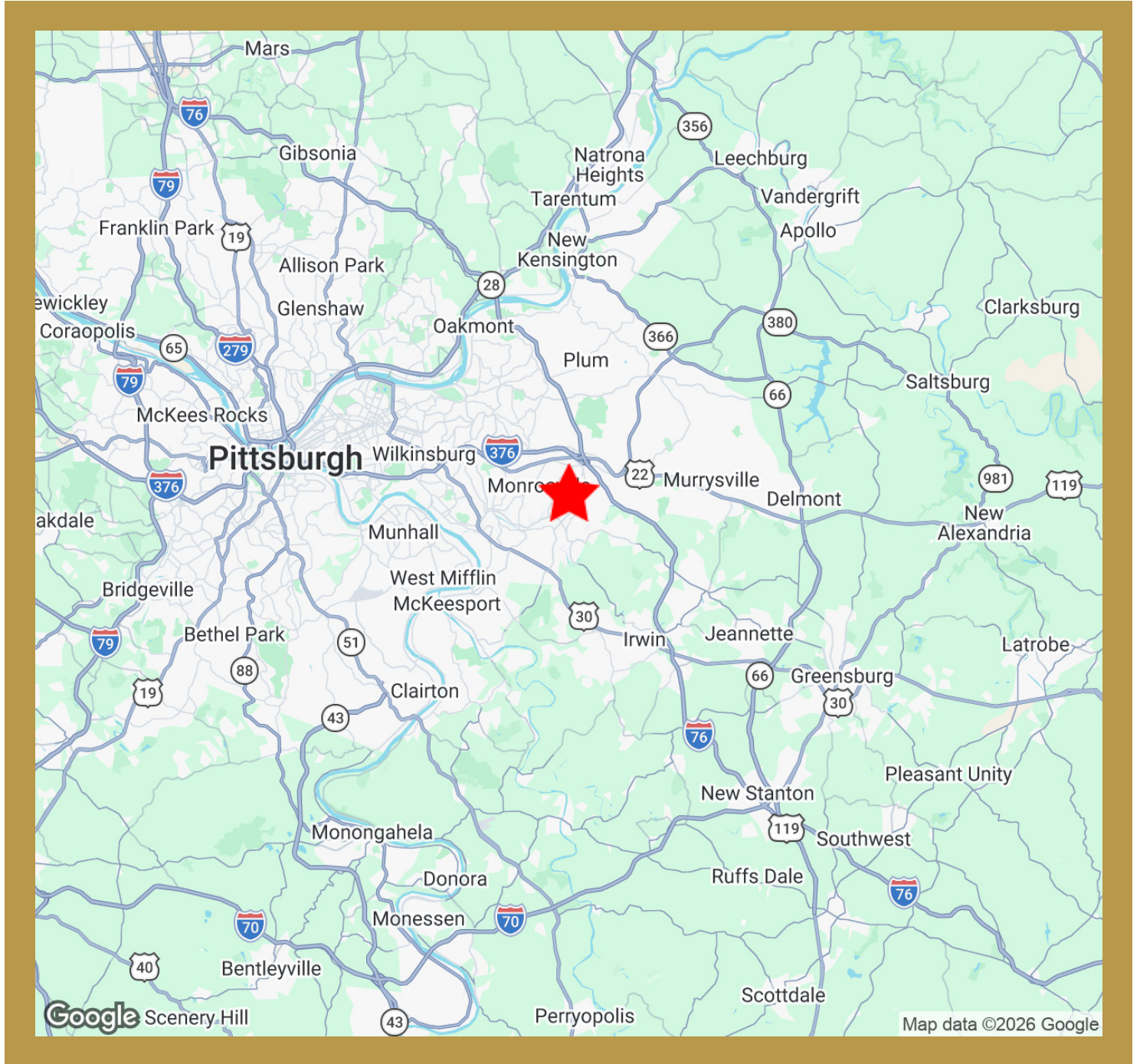
PENNCOM.COM

FOR LEASE



Trafford Commerce Center

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PENNCOM.COM

TRAFFORD COMMERCE CENTER - Wireco
 2500 Commerce Cr
 Trafford PA 15085

Township/Boro/Ward	County	Building Number
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Trafford	Westmoreland	2500
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8" Concrete floors, radiant heaters, dry sprinkler, all util. Submetered. CAM charge: \$0.12/sf. RE Tax: \$0.13/SF. Insurance: \$0.17/SF. Three (3) 5-ton cranes and one (1) 15/5-ton crane.

Building and Land Data

Gross SF: 750000
 Floors: 1
 Dimensions: 60'x550', 70'x340'
 Lot Size: 70 acres
 Parking: 750 spaces
 Ind. Intended Use: Mfg & Whse
 Ind Present Use: Mfg & Whse
 Year Built: 1960s
 Year Renv:
 Construction: Masonry

Building Details

Truck Height: 3	Ceiling: 25'
Grade Level: 2	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: \$4.79
Sale Price:	Smallest Division:
Sale Price/SF:	Largest Division::

Availabilities

Available SF: 56,800	Office SF: 2,000	Warehouse SF: 54,800	Possession Date: 1 month
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