

FOR LEASE



McKees Rocks Warehouse Space

100 Graham Street, McKees Rocks, PA 15136



100 Graham Street, McKees Rocks, PA 15136

Located in the thriving industrial district of McKees Rocks. Convenient access to major roadways and just a short drive from downtown Pittsburgh. This area is an ideal hub for industrial operations.

Property Highlights:

- 25,600 SF Available For Lease
- Four (4) Dock Doors
- LED Lighting
- 17'-18' Ceiling Height

Offering Summary

Lease Rate:	\$5.50 SF/yr (Net)
Available SF:	25,600 SF
Lot Size:	5.16 Acres
Building Size:	114,113 SF



PRESENTED BY:

BOB CORNELL

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

GENE GALIARDI

O:412.391.3500 | C:412.580.0636
ggaliardi@penncom.com



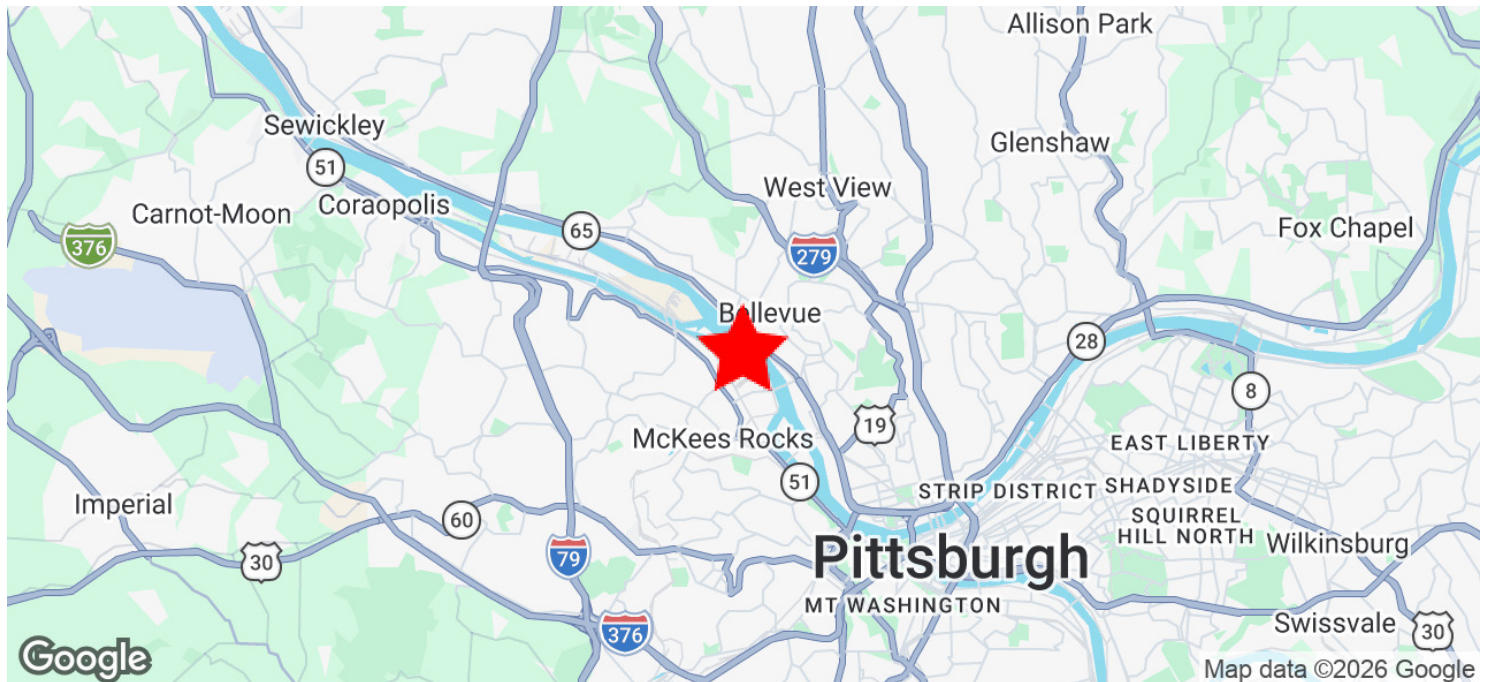
**PENNSYLVANIA
COMMERCIAL
REAL ESTATE INC.**

FOR LEASE



McKees Rocks Warehouse Space

100 Graham Street, McKees Rocks, PA 15136



PRESENTED BY:

BOB CORNELL

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

GENE GALIARDI

O:412.391.3500 | C:412.580.0636
ggaliardi@penncom.com



**PENNSYLVANIA
COMMERCIAL
REAL ESTATE INC.**

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

PENNCOM.COM

Address: 100 GRAHAM STREET
City, State, Zip: MCKEES ROCKS, PA 15136
Twp/Boro/Ward: STOWE
County: ALLEGHENY


Property Notes:

- Block 74-G, Lot 30
- 25,600 SF available immediately
- CAM = \$.22/SF, Insurance = \$.18/SF, and real estate taxes = \$.71/ SF and are added to the rent.
- Utilities are \$.51/SF prorated based on SF area
- Large outside storage area

Building and Land Data:

Gross SF:	114,113 SF
Floors:	1
Dimensions:	
Lot Size:	5.16 Acres
Parking:	
Intended Use:	Whse
Present Use:	Whse
Year Built:	1957
Year Renovated:	2019
Construction:	Masonry

Utilities:

Heat in Warehouse:	Gas Space Heaters
Freezer or A/C in Whse:	No
HVAC in Office:	
Lighting Type:	LED

Electric Company:	Duquesne Light
Amps/Volts/Phase	600A/240V/3-phse
Gas Company:	Columbia Gas
Sewer Company:	Stowe Twp.
Water Company:	West View Water

Space Details:

Dock Door(s):	4	Ceiling Height:	17'-18'
Grade Level Door(s):		Zoning:	Industrial
Column Spacing:	25'x40'	Sprinklers:	Yes
Elevators:	No	Rail:	No
Barge:	No	Cranes:	No

Pricing:

Tax Amount:	\$80,861 (\$.71/SF)	Office Rental Rate:	
Rent per Month:		Warehouse Rental Rate:	
Gross/Net:	NET	Blended Rental Rate:	
Escalations:	Taxes, CAM, Ins.	Rental Price/SF:	\$5.50/SF
Sale Price:		Smallest Division:	25,600 SF
Sale Price/SF:		Largest Division:	25,600 SF

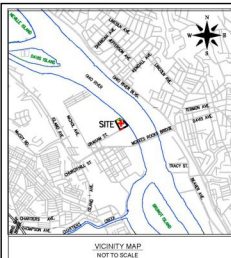
Available SF:	Office SF:	Warehouse SF:	Possession Date:
25,600 SF	0	25,600 SF	Immediate



THOMAS E. KENNEDY
ARCHITECT
1000 N. 10TH ST.
SUITE 100
PHILADELPHIA, PA 19107
TEL: 215-595-1234

LOADING DOCK ADDITION
USCO DISTRIBUTION SERVICES INC.
ROYAL DRIVE & GRANGE STREETS, INKESSES ROGUS
STONE TWP, ALLEGANY CO., PENNSYLVANIA

EXISTING
FLOOR PLAN
DATE 8-10-87 SCALE 1/16"=1'-0"



COMMONWEALTH LAND TITLE INSURANCE COMPANY
FILE NO. 18L-1014
COMMITMENT DATE 10/09/18
SCHEDULE "B" - PART II EXCEPTIONS*

ITEMS 1-14 ARE NOT SURVEY RELATED ISSUES.

1. ANY DEFECT, LITIGATION, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHED, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART II REQUIREMENTS ARE MET.
2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION OF THE LAND NOT SHOWN BY THE PUBLIC RECORDS.
3. ANY LITIGATION, OR RIGHT TO A LITIGATION, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
4. TAXES, LIENS OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
5. SUBJECT TO POSSIBLE TAX INCREASE BASED ON ADDITIONAL ASSESSMENT HERETOFORE OR HEREAFTER MADE BY REASON OF NEW CONSTRUCTION OR FOR ANY MAJOR IMPROVEMENTS TO PREMISES PURSUANT TO ACTS OF ASSESSMENT RELATING THERETO.
6. EASEMENTS, ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES AND OTHER MATTERS AFFECTING TITLE WHICH A SURVEY WOULD DISCLOSE, AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS, FROM AN ADDITIONAL CHANGE AND UPON SUBMISSION OF AN ACCEPTABLE SURVEY, THIS EXCEPTION WILL BE DELETED BY ENDORSEMENT AND THE POLICY WILL SET FORTH THOSE MATTERS, IF ANY, AFFECTING TITLE.
7. THE OWNER'S POLICY ISSUED PURSUANT HERETO WILL CONTAIN UNDER SCHEDULE B THE MATTERS, IF ANY, NOTED UNDER ITEM 4 OF SCHEDULE B-SECTION I.
8. TAXES FOR THE YEAR 2019 AND SUBSEQUENT YEARS, A LITIGATION NOT YET DUE AND PAYABLE.
9. THE EXACT ACRES OR AREA OF CONTENT IS NOT INSURED.
10. DISCREPANCY ANY AND ALL WATER AND SEWER CHARGES.
11. ANY LEASE, GRANT, EXCEPTION OR RESERVATIONS OF OIL OR GAS RIGHTS, STORAGE RIGHTS, OR MINERALS OR MINERAL RIGHTS APPEARING IN THE PUBLIC RECORDS.
12. OIL AND GAS AND MINERALS AND ALL RIGHTS INCIDENT TO THE EXTRACTION OR DEVELOPMENT OF OIL AND GAS OR MINERALS HERETOFORE CONVEYED, UNLESS EXCEPTED OR RESERVED BY INSTRUMENTS OF RECORD.
13. COAL AND COAL BED METHANE GAS AND MINING RIGHTS AND ALL RIGHTS INCIDENT TO THE EXTRACTION OR DEVELOPMENT OF COAL OR COAL BED METHANE GAS HERETOFORE CONVEYED, EXCEPTED AND RESERVED BY INSTRUMENTS OF RECORD, THE RIGHT OF SURFACE, LATENT, OR SUBSEQUENT SUPPORT, OR ANY SURFACE SUBSIDENCE.
14. ALL ROADS, PUBLIC AND PRIVATE AFFECTING PREMISES AND THE RIGHTS OF OTHERS THEREIN, PARTICULARLY GRAHAM STREET.
15. SUBJECT TO AN AGREEMENT BETWEEN CHARLES LUDWIG, ET AL., ET AL., AND THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, ET AL., DATED MAY 3, 1998 AND RECORDED IN DEED BOOK VOLUME 3587, PAGE 343.

THIS AGREEMENT IS FOR USE OF A PORTION OF GRAHAM STREET EXTENDED, THAT A PRIVATE STREET, LOCATED TO THE WEST OF THE COMMITMENT PARCEL. THIS AGREEMENT DOES NOT AFFECT THE COMMITMENT PARCEL.

THIS AGREEMENT IS FOR THE RIGHT TO USE RAILROAD TRACKS WITHIN THE PLOTTED AREA SHOWN ON THE SURVEY. THERE WERE NO TRACKS REMAINING IN THE AREA AT THE TIME OF THE SURVEY THOUGH YES AND FORMER RAILROADS AS EVIDENCE OF THEIR EXISTENCE. CONTINUED USE OF THIS AREA IS A LEGAL ISSUE AND BEYOND THE PURVIEW OF THE SURVEY.

SCHEDULE "A" DESCRIPTION

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE TOWNSHIP OF STOWE, COUNTY OF ALLEGHENY AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY SIDE OF GRAHAM STREET EXTENDED AS SAID STREET IS PRESENTLY ESTABLISHED, SAID POINT BEING LOCATED AS THE TERMINUS OF THE FOLLOWING TWO COURSES AND DISTANCES:
RUNNING FROM THE POINT OF INTERSECTION OF THE EASTERLY LINE OF OLIVA STREET EXTENDED AND THE CENTER LINE OF GRAHAM STREET, A PUBLIC WAY NORTH 67°30'00" EAST, A DISTANCE OF 1330.07 FEET TO AN IRON PIN, THENCE NORTH 29°21'51" WEST ALONG THE LINE NOW OR FORMERLY OF CONTINENTAL TRANSPORTATION LINES, INC., A DISTANCE OF 3 FEET TO SAID BEGINNING POINT, THENCE FROM SAID POINT OF BEGINNING ALONG THE SAID LINE OF LAND NOW OR FORMERLY OF PITTSBURGH, ALLEGHENY AND MAZES ROCKS RAILROAD COMPANY, THENCE ALONG SAID LINE NORTH 60°38'09" EAST, A DISTANCE OF 267.43 FEET TO A POINT, THENCE ALONG LINE OF SAID LAND SOUTH 29°21'51" EAST, A DISTANCE OF 38.50 FEET TO A CONCRETE MONUMENT, THENCE ALONG LINE OF SAID LAND BY THE ARC OF A CIRCLE CURVING TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, A DISTANCE OF 224.83 FEET TO A POINT ON THE RIGHT OF WAY LINE OF THE PITTSBURGH, ALLEGHENY AND MAZES ROCKS RAILROAD COMPANY, THENCE ALONG SAID RIGHT OF WAY LINE BY THE ARC OF A CIRCLE CURVING TO THE RIGHT HAVING A RADIUS OF 207.77 FEET, A DISTANCE OF 350.28 FEET TO A POINT ON THE NORTHERLY LINE OF GRAHAM STREET EXTENDED, THENCE SOUTH 60°38'09" WEST, A DISTANCE OF 486.32 FEET TO A POINT AT THE PLACE OF BEGINNING.

TOGETHER WITH ALL RIGHT, TITLE AND INTEREST, IF ANY, OF THE GRANTOR IN AND TO ANY STREETS AND ROADS ABUTTING THE ABOVE-DESCRIBED PREMISES TO THE CENTERLINES THEREOF.

TOGETHER WITH ALL APPURTENANCES AND ALL ESTATE RIGHTS OF THE GRANTOR IN AND TO SAID PREMISES.

SUBJECT TO EASEMENTS, AGREEMENTS, COVENANTS, RESTRICTIONS AND OTHER ITEMS OF RECORD AND TO RIGHTS OF PARTIES IN POSSESSION.
SUBJECT TO ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, EASEMENTS NOT OF RECORD, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY OR INSPECTION OF THE PREMISES.
BEING DESIGNATED AS BLOCK AND LOT NO. 74-9-30 IN THE DEED REGISTRY OFFICE OF ALLEGHENY COUNTY, PENNSYLVANIA.

PROPERTY ADDRESS:

100 GRAHAM STREET
MAZES ROCKS, PA 15136

LOCATION:

LAT: 40°28'46" N
LONG: 80°03'14" W

PROPERTY LOCATION:

100 GRAHAM ST
MAZES ROCKS PA 15136

PROPERTY INFORMATION:

1. THE SUBJECT PROPERTY IS ZONED C1, GENERAL-INDUSTRIAL. THE SURVEYOR WAS NOT PROVIDED WITH A ZONING REPORT AND DOES NOT CERTIFY TO TABLE A, ITEM #6, AREA AND BULK REGULATIONS PER THE STOWE TOWNSHIP ZONING ORDINANCE DATED JULY, 2007.

MINIMUM LOT AREA: 100,000 SQFT
MINIMUM YARD REQUIREMENTS:
FRONT: 10-10 FEET EACH SIDE
REAR: 10 FEET

2. FLOOD ZONE DESIGNATION:
THE PROPERTY AND IMPROVEMENTS ARE LOCATED IN ZONE "X" WHICH IS NOT A SPECIAL FLOOD HAZARD ZONE PER FIRM PANEL 400030333H, EFFECTIVE DATES SEPTEMBER 26, 2014. ZONE "X" IS AN AREA OF 0.2% ANNUAL CHANCE OF FLOOD.

3. PARKING: 10 PADDED SPACES

SURVEYOR'S NOTES:

1. BEARINGS ARE BASED ON DEED BOOK VOLUME 13359, PG 211. BEARINGS IN ITALICS ARE FOR REFERENCE TO PENNSYLVANIA STATE PLANE, SOUTH ZONE, NAD83 COORDINATES. NOTATION FROM DEED TO STATE PLANE IS 01°21'59".

2. CHAINLINK FENCES EXTEND BEYOND THE PROPERTY LINES AS DIMENSIONED.

3. A PORTION OF A RAILROAD SPUR CROSSES THE NORTHEAST CORNER OF THE COMMITMENT PARCEL, AS DIMENSIONED. THE SURVEYOR FOUND NOTICES IN D.B.V. 2241, PG. 607; REFERENCE TO A RIGHT OF WAY 16 FEET IN WIDTH RECORDED IN D.B.V. 2365, PG. 250.

SURVEYOR'S CERTIFICATION

TO: 5 GRAHAM CRACKERS LLC, ITS SUCCESSORS AND/OR ASSIGNS, ANDERSEY FINANCIAL, AND COMMONWEALTH LAND TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 7(a), 8, 9, 11, 13, AND OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON:

DATE OF PLAT OR MAP:

AMY JO HOPKINS
DATE: 1/23/2019
1/23/2019

THE PROPERTY DESCRIBED AND SHOWN HERE ON IS THE SAME PROPERTY DESCRIBED IN COMMONWEALTH LAND TITLE INSURANCE COMPANY, FILE NO. 18L-1014 COMMITMENT DATE 10/09/18



OHIO RIVER



UTILITY CONTACTS PER PA ONE CALL:
TICKET NUMBER 20183241132

COMPANY: VERISON PENNSYLVANIA LLC
ADDRESS: 1028 HWY 51
PITTSBURGH, PA 15221
CONTACT: DEBORAH BARNUM
EMAIL: deborah.barnum@verizon.com

COMPANY: COLUMBIA GAS OF PA INC BETHEL PARK
ADDRESS: 201 W WILSON STREET
WASHINGTON, PA 15301
CONTACT: JAMES BUCHHEIT
EMAIL: james.buchheit@columbia.com

COMPANY: DUQUESNE LIGHT COMPANY
ADDRESS: 2840 NEW BEAVER AVE
PITTSBURGH, PA 15203
CONTACT: JAMES BUCHHEIT
EMAIL: james.buchheit@duquesne.com

COMPANY: COLUMBIA GAS OF PA INC BETHEL PARK
ADDRESS: 201 W WILSON STREET
WASHINGTON, PA 15301
CONTACT: JAMES BUCHHEIT
EMAIL: james.buchheit@columbia.com

COMPANY: SHELBY ATAKACHA
ADDRESS: 130 N DAWD ARBOR RD
PITTSBURGH, PA 15203
CONTACT: STEPHANIE ROBERTSON
EMAIL: stephanie.robertson@sbel.com

COMPANY: STONE TOWNSHIP
ADDRESS: 555 BROADWAY AVE
MAZES ROCKS PA 15136
CONTACT: OFFICE PERSONNEL
EMAIL: stonetownship@earthlink.net

COMPANY: WEST VIEW WATER AUTHORITY
ADDRESS: 1400 ROBERTSON RD
SENCLEY, PA 15143
CONTACT: JAMES BUCHHEIT
EMAIL: james.buchheit@westviewwater.com

ALTA/NSPS LAND TITLE SURVEY

100 GRAHAM STREET

STOWE TOWNSHIP

ALLEGHENY COUNTY, PA

5 GRAHAM CRACKERS, LLC



DATE: 1/23/2019
REVISION:
SCALE: 1"=40'
PROJECT NO: 2018-081