

**1010 FRANKLIN DRIVE
SMOCK, PA 15480**

**BUILDING
#2**

FRANKLIN COMMERCIAL PARK

Warehouse/assembly space with high ceilings. Located directly on Route 51.

For Lease

5,800 SF Warehouse

With 1,260 SF of separated
office space.



YOUR SIGN



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7,060 SF

Available for lease

About Building #2

This opportunity is located in Franklin Commercial Park: a five-building industrial complex located in Southwestern Pennsylvania's Fayette County.

Previously occupied by Circuit Contracting, this vacancy offers users an open layout with two drive-in doors and a separate, adjacent office space that includes a break area and restroom.



PROPERTY SPECS & FEATURES

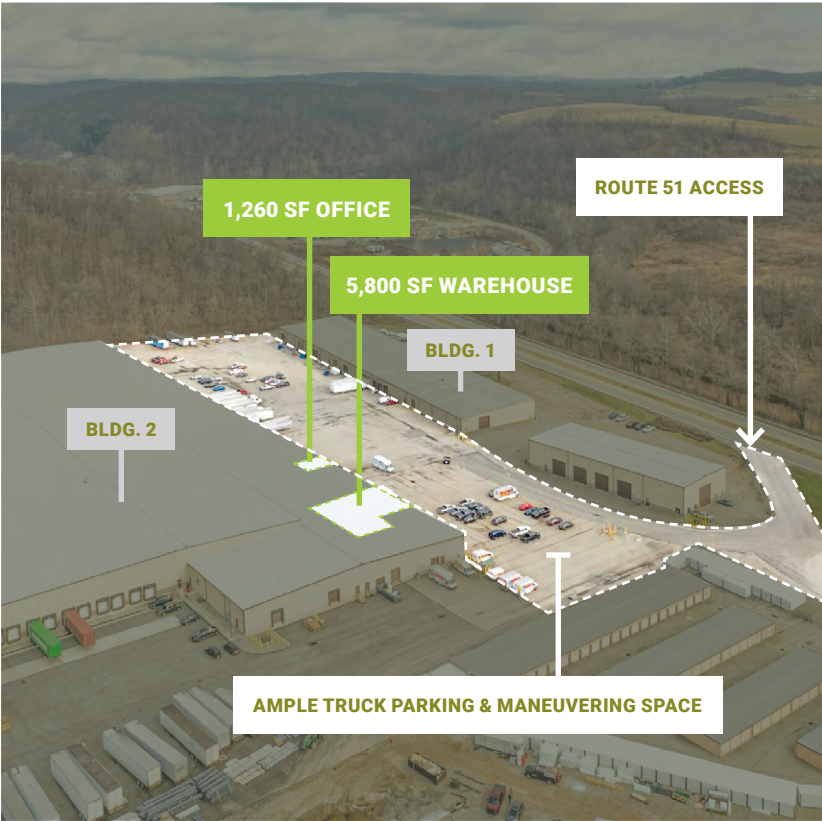
1010 Franklin Drive, Bldg. #2



7,060 total sq. ft.
5,800 sq. ft. of warehouse.
1,260 sq. ft. of office space.

Lighting	LED high bay lighting
Clear Height	20'
Power	800AMP, 480V, 3-Phase
Drive-in #1	16'h x 16'w
Drive-in #2	10'h x 10'w
Dimensions	100'd x 60'w

- Two drive-in doors
- Ample parking for truck maneuverability
- High ceilings, smooth concrete floors
- Adjacent office space includes open area, kitchenette, and private restroom



Lot & access

Franklin Commercial Park users benefit from ample onsite parking and truck court area in front of each building.

Tenants can access Building #2 via direct entry from State Route 51.

About Franklin Commercial Park

Franklin Comm. Park is a 5-building industrial complex located at 1010 Franklin Drive in Fayette County. Spanning approximately 60 acres, the site houses six commercial tenants and multiple leasing opportunities.

FRANKLIN COMMERCIAL PARK IS IMMEDIATELY ADJACENT TO NORTH UNION COMMERCIAL PARK.

01 Select tenants at Franklin Comm. Pk.



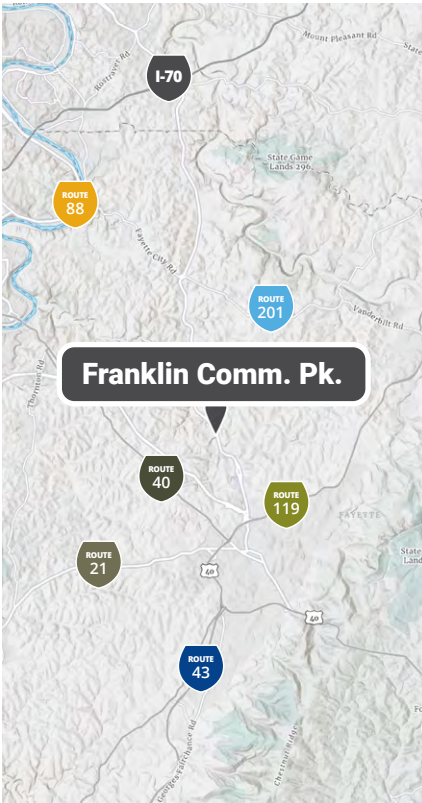
02 Park highlights and features.

- ±60 acres of park
- ±450,000+ sq. ft. of industrial
- Direct access to Route 51
- Abundant and free onsite parking
- Ample room for truck maneuvering
- Clear heights between 16'-21'
- One loading dock per suite



03 Excellent regional connectivity.

Franklin Commercial Park is within a 5-mile radius of Route 40 and 43, a 4-mile commute from Route 119 access, and just a 10-minute drive from Route 21. The I-70 interchange is also within a 25-minute drivetime from the site.



About North Union Commercial Park



Located immediately adjacent to Franklin Park, North Union Commercial Park is an upcoming park with 21.6K square feet under construction and ample yard space for laydown or future BTS opportunity.

Pad-ready site work is underway on this ±7.5-acre site, which will feature a 21,600-square-foot space that is currently under construction and slated to be delivered Q4 2026.

Like Franklin Commercial Park, this site offers immediate access to Route 51 and proximity to multiple Southwestern PA markets within a 1.5-hour drivetime.

Users at Franklin Commercial Park have near-immediate access to North Union Commercial Park, allowing for convenient future expansion opportunities.

BOTH FRANKLIN & N. UNION COMMERCIAL PARKS ARE A 6-minute drive from Uniontown

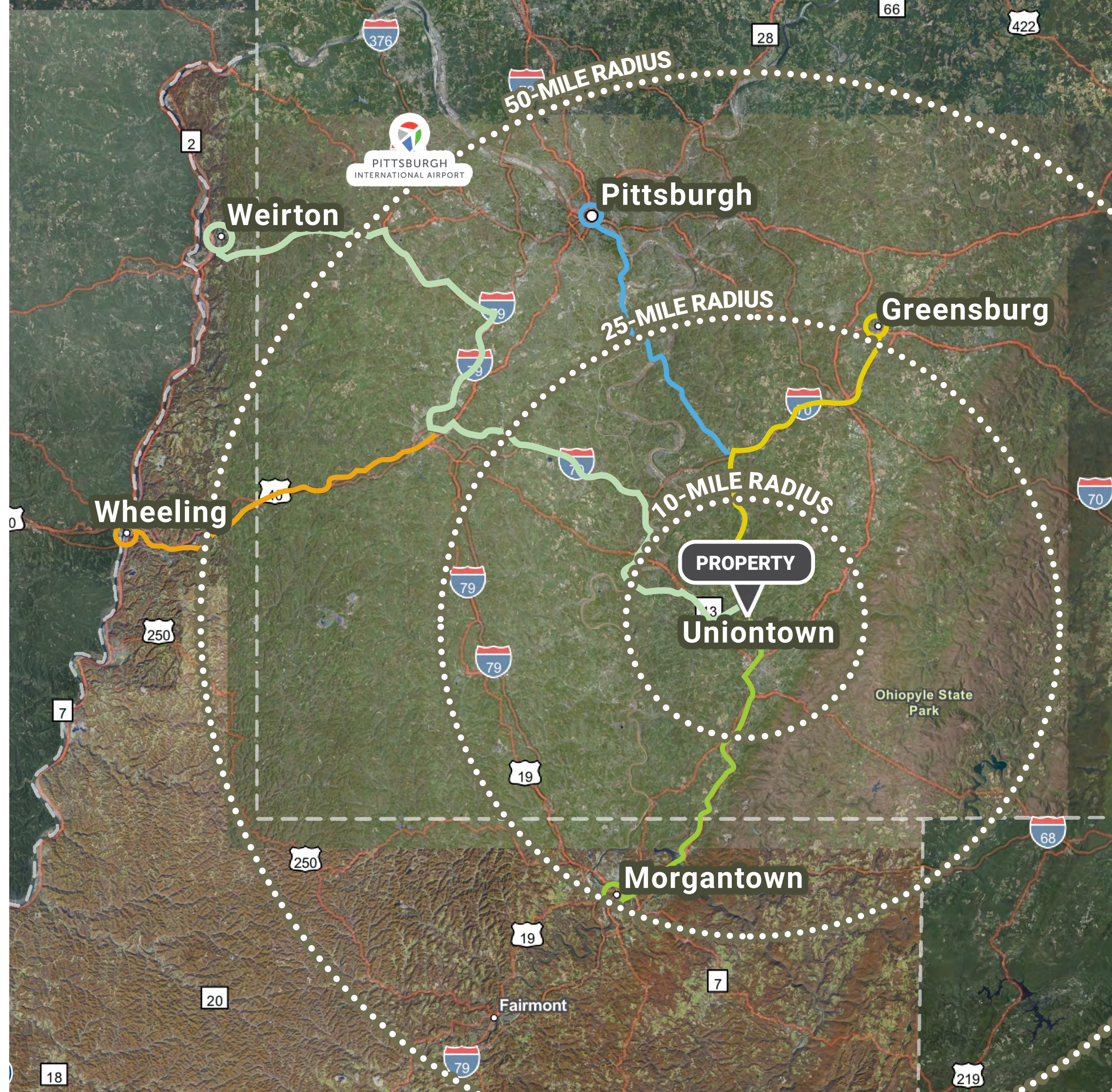
Uniontown is the largest city in Fayette County with a population of nearly 10,000. The area is filled with local businesses and national retailers, dozens of bars and restaurants, and several public recreational spaces.



Direct access to Route 51, within a 5-minute drivetime of Routes 43, 40, 119, and 21. Just a 7-minute drive to the heart of Uniontown.

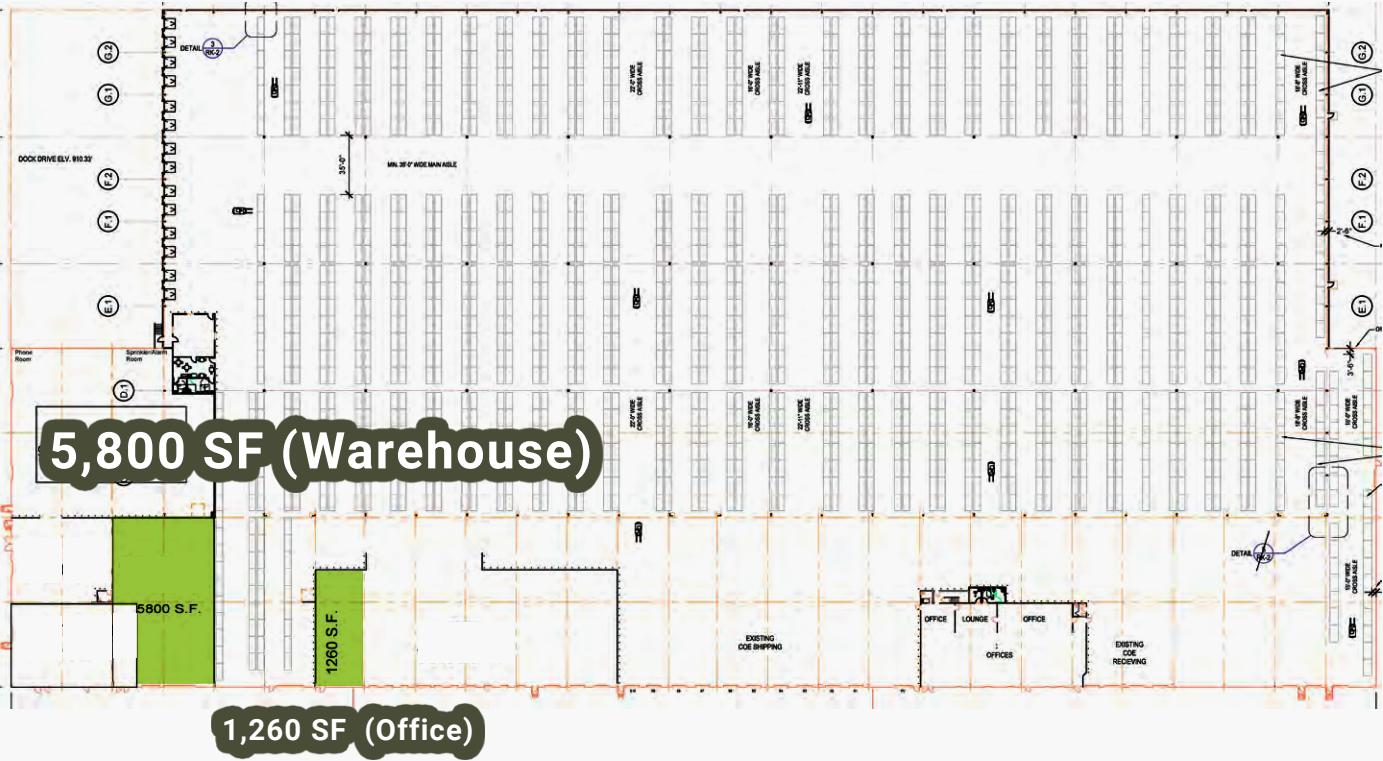
- Pittsburgh:** 41-mile commute, 70-minute avg. drivetime
- Weirton:** 77-mile commute, 80-minute avg. drivetime
- Wheeling:** 72-mile commute, 70-minute avg. drivetime
- Morgantown:** 30-mile commute, 50-minute avg. drivetime
- Greensburg:** 32-mile commute, 40-minute avg. drivetime

IMMEDIATE ACCESS TO ROUTE 51



Floor Plan

Bldg. #2



WAREHOUSE & DRIVE-IN DOORS



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BUILDING #2

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Contact Our Listing Team

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