



FOR LEASE

Building #1: Zelienople Industrial Park

W New Castle St, Zelienople, PA 16063

PRESENTED BY:

SCOTT LONG

O:412.391.3500 | C:412.398.2831

slong@penncom.com



**PENNSYLVANIA
COMMERCIAL
REAL ESTATE INC.**

FOR LEASE



Building #1

W New Castle St, Zelienople, PA 16063



Property Highlights

- 15,000 SF - 25,000 SF
- 16' Ceiling Height
- One (1) Dock Door
- Three (3) Drive-in Doors
- 1200A, 480V Power
- (2) Overhead 1-ton Cranes
- 1,500 SF of Office Space
- Lease Rate: \$5.25 NNN



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

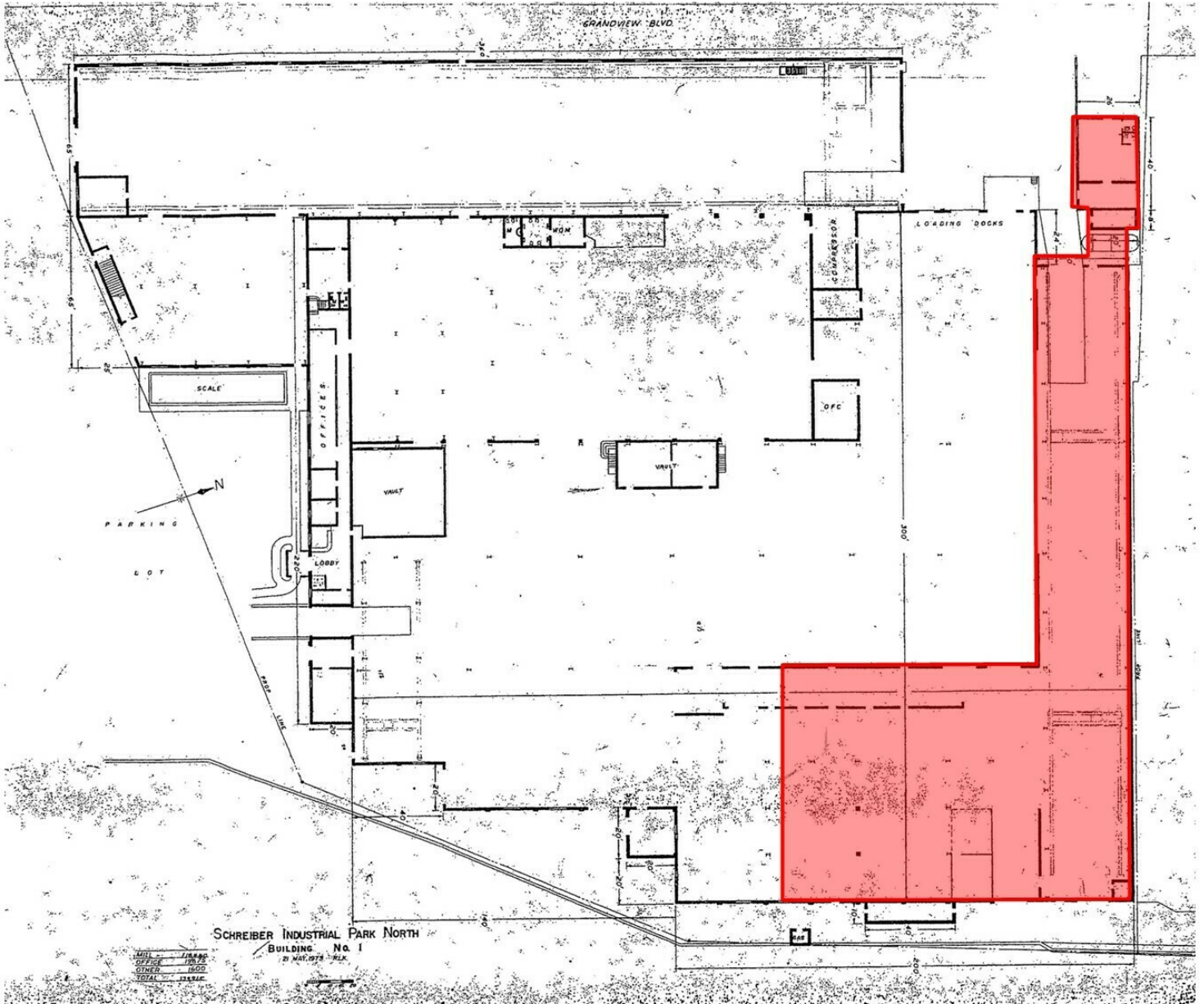
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ZELIENOPLE INDUSTRIAL PARK - Bldg. #1

Halstead Boulevard
Zelienople PA 16063

<i>Township/Boro/Ward</i>	<i>County</i>	<i>Building Number</i>
Zelienople	Butler	Bldg. 1
Great for manufacturing or distribution. Two (2) 1-ton cranes.		

Building and Land Data

Gross SF: 138,000
Floors: 1
Dimensions: 300 x 300
Lot Size: 6 acres
Parking: 50
Ind. Intended Use: Manufacturing
Ind Present Use: Whse/Dist/Mfg
Year Built: 1-1-68
Year Renv: 2018
Construction: Masonry

Building Details

Dock Door: 1	Ceiling: 16'
Drive-in Door: 3	Zoning: I
Column Spacing: 50 x 20	Sprinklers: N
Elevators: N	Rail: N
Barge: N	Cranes: Y

Utilities

Heat in Warehouse: Y
Freezer or A/C in Warehouse: N
HVAC in Office: N
Lighting Type: Mercury Vapor
Electric Company: Penn Power
Amps: 1200 Volts: 480 Phase: 3
Gas Company: Peoples
Sewer Company: Western Butler Co.
Water Company: Zelienople Borough

Pricing

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

Availabilities

Available SF: 15,000 - 25,000	Office SF: 1,500	Warehouse SF: 23,500	Possession Date: Immediate
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Property Description

Zelienople Industrial Park is a four-building industrial park under new ownership! Park features include on-site parking, individually metered utilities and affordable lease rates.

Location Description

Zelienople Industrial Park is conveniently located near I-79 and the PA Turnpike with easy access to Cranberry Township, Beaver County, Pittsburgh Int'l Airport, Zelienople Municipal Airport, Downtown Pittsburgh and more!

New Industrial Park Improvements Include:

- Various new roofing projects throughout
- Façade improvements
- Select pavement and site work improvements
- New property branding, signage and wayfinding

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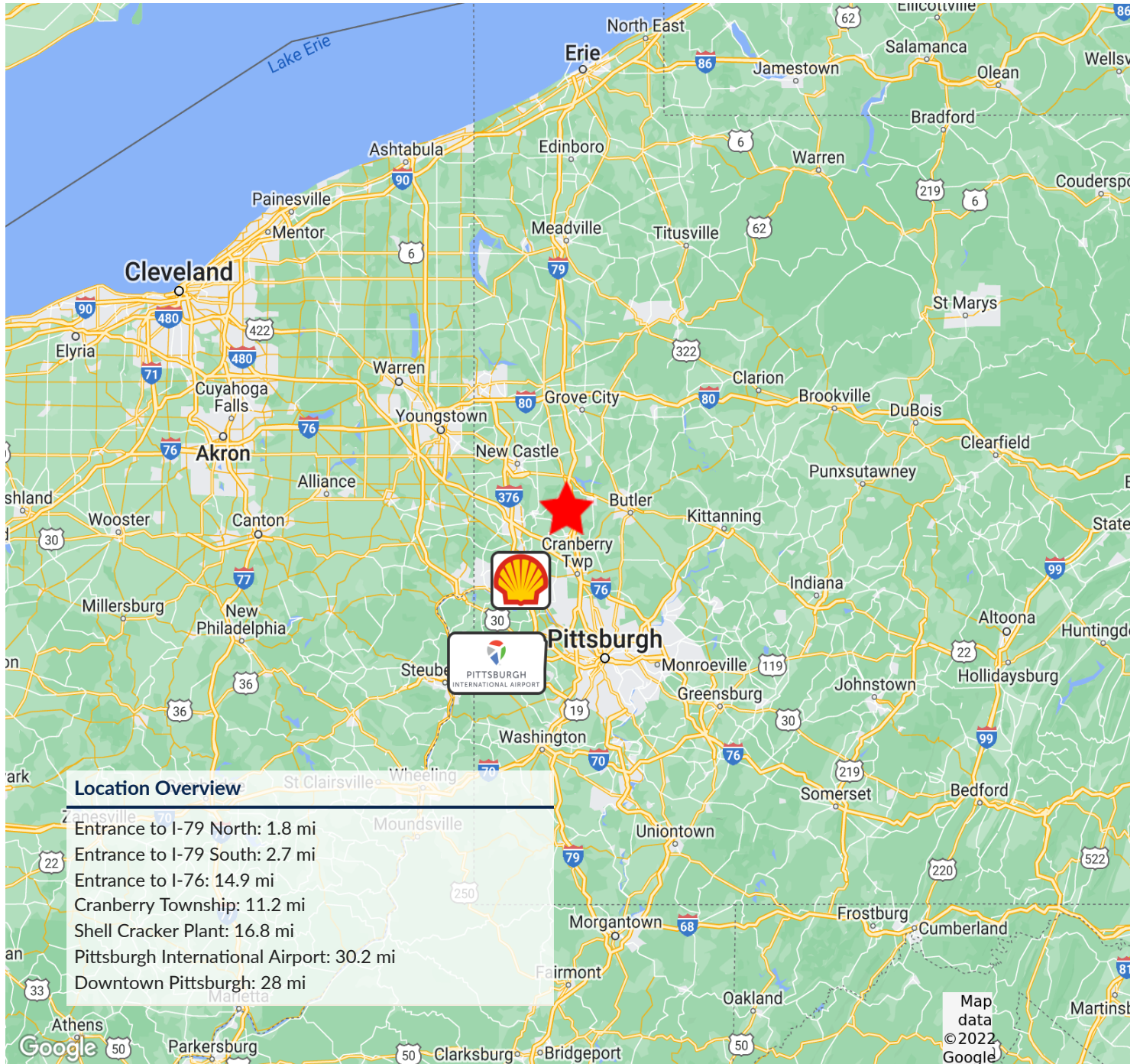
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