

1040 FRANKLIN DRIVE
SMOCK, PA 15480

BUILDING
#4

FRANKLIN COMMERCIAL PARK

Standalone building with ample laydown yard. Located directly on Route 51.

For Lease

12,460 SF Warehouse

Fully fenced lot with existing
office in-place.



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12,460 SF

Available for lease

About Building #4

1040 Franklin Drive is located in Franklin Commercial Park: a five-building industrial complex located in Southwestern Pennsylvania's Fayette County.

Previously occupied by Global Tubing LLC, this property offers significant clear height, abundant laydown yard, multiple large drive-in doors, heavy power capacity, and existing office space.



PROPERTY SPECS & FEATURES

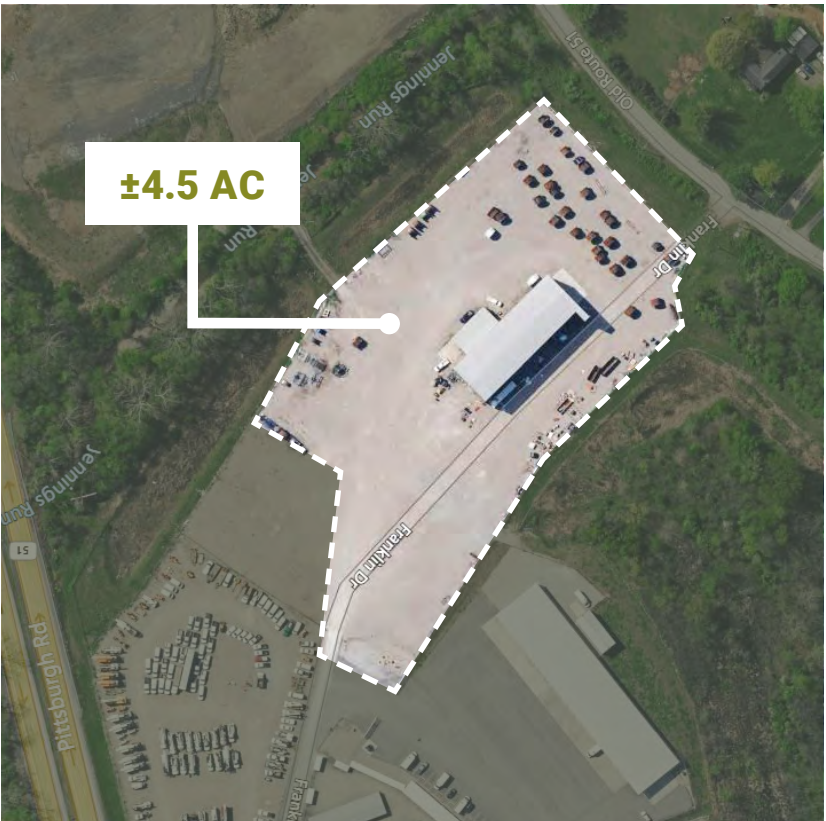
1040 Franklin Drive, Bldg. #4



12,460 total sq. ft.
10,660 sq. ft. of warehouse.
1,800 sq. ft. of office space.

Lot Size	±4.5 acres
Clear Height	±39 feet
Power	2,400AMP, 277/480V, 3-Phase
Drive-in #1	40'h x 44'6"w
Drive-in #2	20'h x 20'w
Drive-in #3	16'9h x 16'w

- Abundant laydown yard
- Fenced lot with gated entry
- 217 sq. ft. mezzanine in warehouse
- Gas radiant tube heaters in warehouse
- Ample space for truck maneuverability



Lot & access

Users at 1040 Franklin Dr. have approximately 4.5 acres of laydown yard and/or parking field surrounding the building.

Tenants can access Building #4 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.



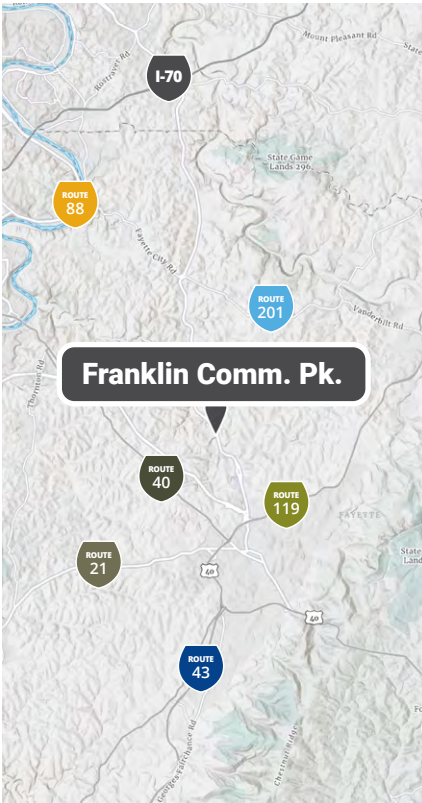
02 Park highlights and features.

- ±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 Comm. 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 1040 Franklin Drive 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.



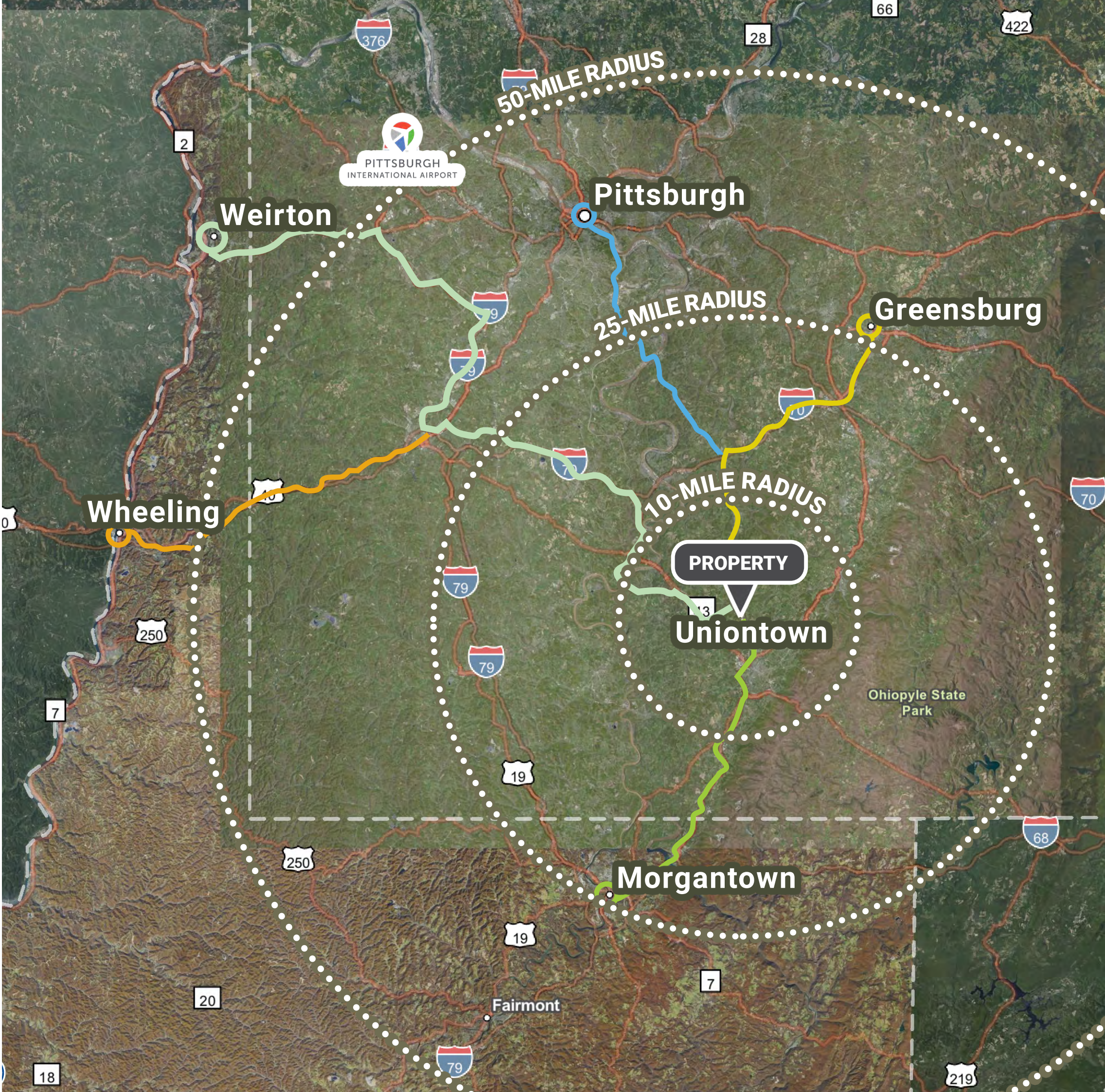
Market access

Franklin Commercial Park offers excellent market and highway connectivity for logistics users.

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.

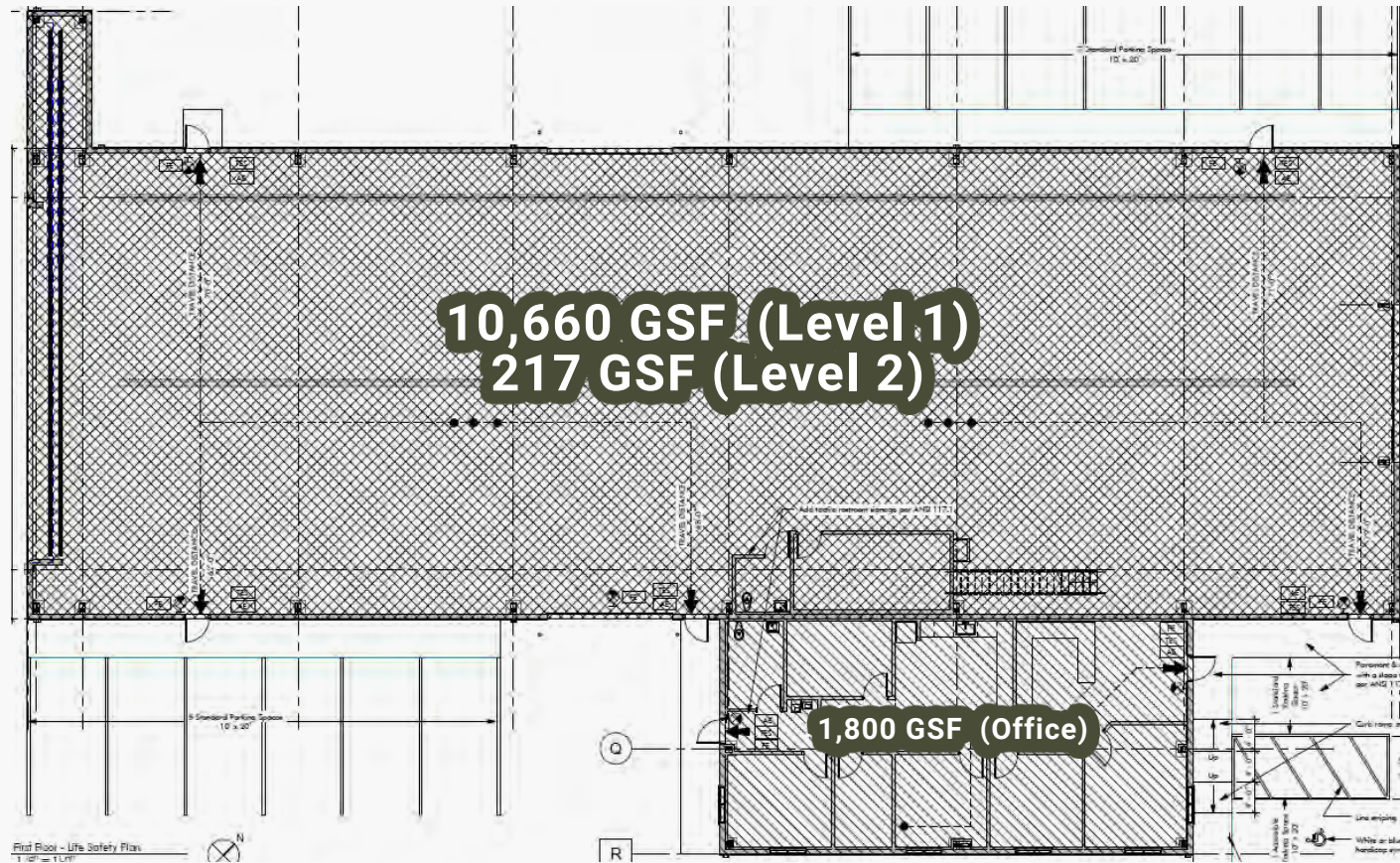
- **Pittsburgh:** 41-mile commute, 70-minute avg. drivetime
- **Weirton:** 77-mile commute, 80-minute avg. drivetime
- **Wheeling:** 72-mile commute, 70-minute avg. drivetime
- **Morgantown:** 30-mile commute, 50-minute avg. drivetime
- **Greensburg:** 32-mile commute, 40-minute avg. drivetime

IMMEDIATE ACCESS TO ROUTE 51

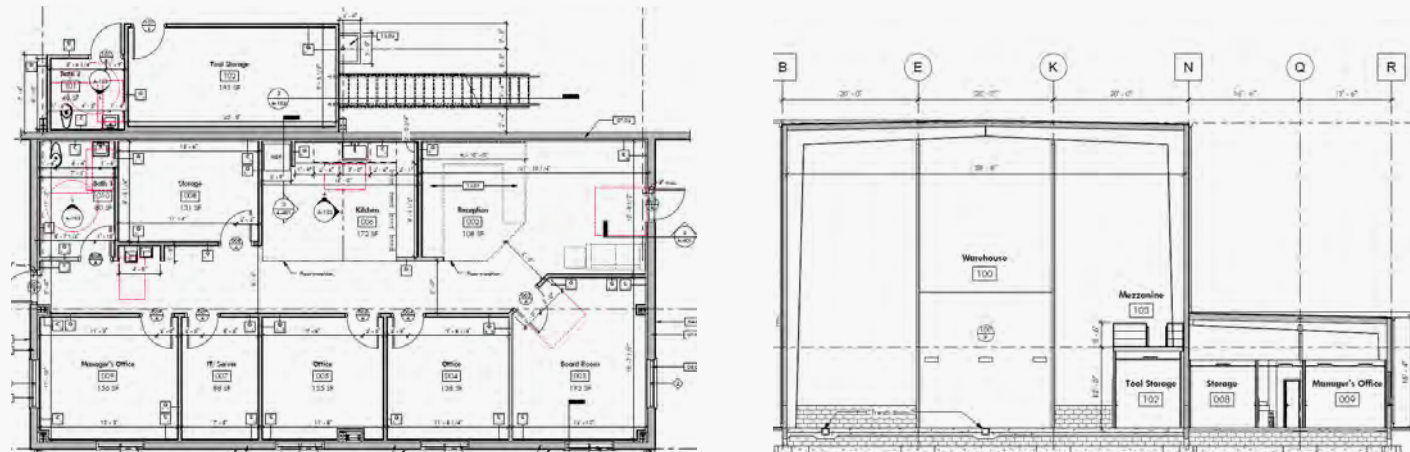


Floor Plans

Bldg. #4



OFFICE SPACE & SIDE PROFILE



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