



Available For Lease

Findlay Commerce Center
200 Solar Drive
Imperial, PA 15126, Findlay Industrial Park

A single-story, Class A warehouse/distribution facility consisting of 316,374 SF situated on 24 acres. The building features a cross-dock configuration with significant trailer storage and employee parking to accommodate E-commerce, warehouse/distribution or light industrial occupiers.

The Findlay Industrial Park is located at Exit 4 of RT-576 which is four miles south of the Pittsburgh International Airport and I-376; 12 miles to I-79 North at I-376 Exit 59 and 14 miles to I-79 South Exit 49; and 18 miles to downtown Pittsburgh. The Findlay Industrial Park includes eleven buildings totaling 2,500,000 SF occupied by 18 light industrial/warehouse-distribution users

Property Highlights

- **Building Size:** Available rentable area of 83,583 SF
- **Building Dimensions:** Available space of 418' long x 200' deep
- **Parking:** 77 car spaces available
- **Trailer Parking:** Available in truck court with expansion area
- **Office Area:** Includes 5,338 SF of Finished Office Space
- **Availability:** November 1, 2026

For information, please contact:

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Licensed in Pennsylvania as Newmark Real Estate

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- **Design:** Structural Steel Frame with 32' clear height and 50' x 52' column spacing
- **Exterior:** Concrete precast panels
- **Floor:** 7" concrete
- **Roof:** Single Ply EPDM
- **Dock Doors:** 10 – 9' x 10' dock high doors; Five with 50,000 lb. leveler and shelters in place
- **Truck Court:** 130' including a 60' concrete apron
- **Grade Level Doors:** 1 – 12' wide by 14' high drive in door in place
- **Sprinkler System:** ESFR system throughout w K-17 heads.
- **Heat:** Gas fired heat providing 50 degrees inside at 0 degrees outside temperature
- **Electric Service:** 600 AMP; 480/277 V three phase available
- **Lighting:** Energy efficient LED fixtures

Net Lease Rate:

\$8.95/SF NNN

Operating Expenses:

Real Estate Tax: \$1.21/SF

Insurance: \$0.10/SF

CAM: \$0.39/SF

TOTAL: \$1.70/SF

Management Fee: Tenant is responsible for property management fee based on 3% of the NNN rent.

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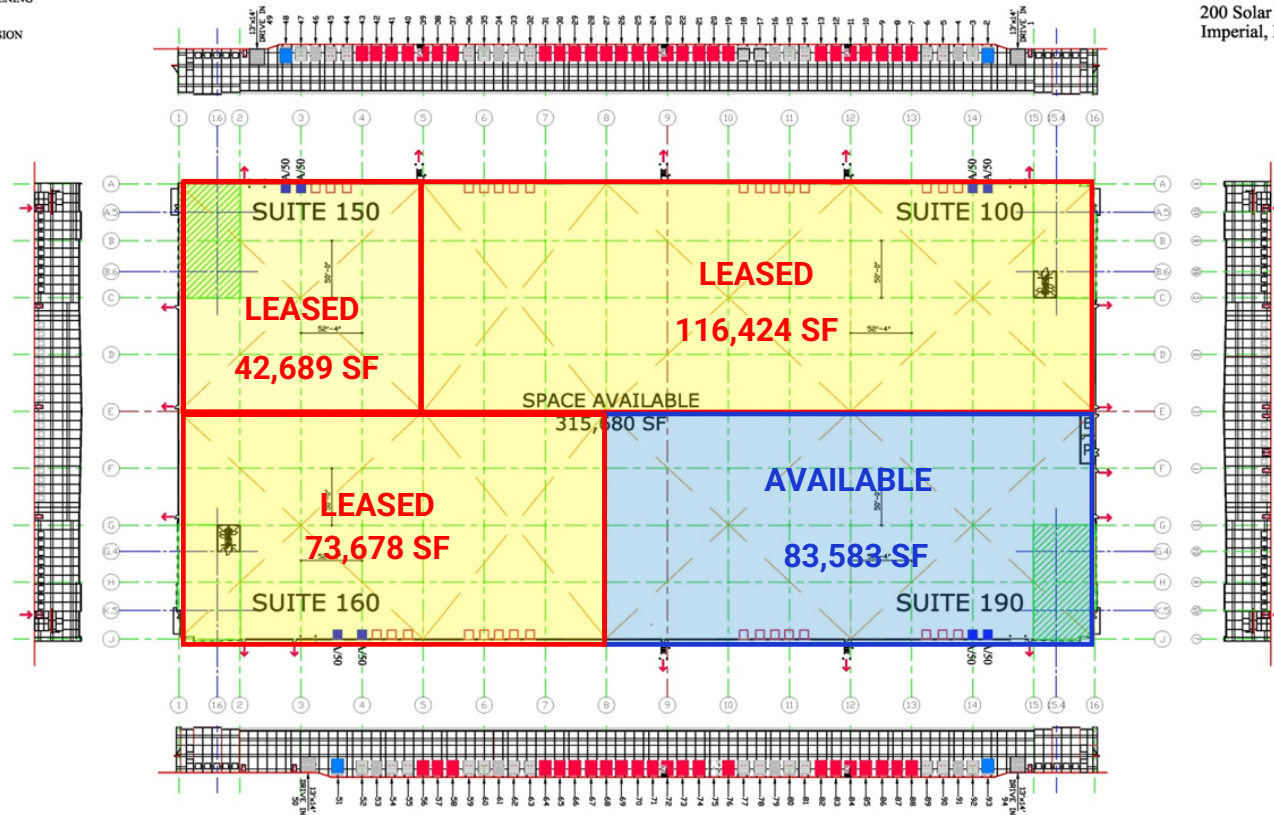
**Findlay
Commerce Center
Building 1**
200 Solar Drive
Imperial, PA 15126

LEGEND

- DOCK LEVELER
- DOCK PIT
- DOCK PIT FILLED CONCRETE
- FUTURE DOOR
- └─┘ FUTURE DOOR EXPANSION
- 10'-0" X 12'-0" OPENING
- ▨ FUTURE EXPANSION
- MAIN ENTRANCE
- EXPANSION JOINTS
- X SPRINKLER ZONES - ESFR ZONES
- EOD/30 EDGE OF DOCK/CAPACITY
- REOD/30 RAISED EDGE OF DOCK/CAPACITY
- M/40 MECHANICAL LEVELER/CAPACITY
- A/50 AIR LEVELER/CAPACITY
- H/60 HYDRAULIC LEVELER/CAPACITY
- DS DOCK SHELTER
- CS COMPRESSION SEAL
- E ELECTRICAL ROOM
- P PUMP ROOM
- EXIT EXIT

BLDG 200 EXISTING OH DOORS

	DOCK 8x9	DOCK 9x10/9'	DOCK 10x10/9'	DOCK 10x12	DOCK 13x14	GRADE 10x10	GRADE >12x12	TOT
NORTH	---	4	14	2	2	---	---	22
EAST	---	---	---	---	---	---	---	---
SOUTH	---	4	14	2	2	---	---	22
WEST	---	---	---	---	---	---	---	---
TOTAL	---	8	28	4	4	---	---	44



BUILDING SHELL

- CLEAR HEIGHT
 - 32 FT
- FLOOR
 - DOCK AREA - 8" CONCRETE
 - WAREHOUSE - 7" CONCRETE
- WALLS
 - INSULATED PRECAST PANELS

- ROOF
 - BUILT UP ROOF OR EPDM OVER METAL DECK WITH INTERNAL RAIN LEADERS
- STEEL FRAME
 - 12" STRUCTURAL COLUMNS WITH A JOIST AND BEAM OR JOIST GIRDER/FRAME

BUILDING SYSTEMS

- ELECTRICAL SERVICE
 - ONE (1) 1500 KVA 480/277 VOLT 3 PHASE
- TELECOMMUNICATIONS
 - PHONE
- WAREHOUSE LIGHTING
 - LED LIGHT FIXTURES
- NATURAL GAS SERVICE
 - 5 PSI
- HEATING
 - (4) GAS FIRED GREENHECK HEATERS PROVIDING 50 DEGREES AT 0 DEGREE OUTSIDE TEMPERATURE
- DOMESTIC WATER
 - 4" CITY WATER MAIN
- FIRE PROTECTION
 - ESFR FROM A 1500 GPM ELECTRIC PUMP
- SANITARY
 - 8" INTO 10" CITY MAIN



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CG - DATE ISSUED: 06/25/2016
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