

AVAILABLE FOR LEASE

Findlay Commerce Center

200 Solar Drive, Imperial, PA 15216, Findlay Industrial Park



- ◆ **Design:** Structural Steel Frame with 32' clear height and 50' x 52' column spacing
- ◆ **Exterior:** Concrete precast panels
- ◆ **Floor:** 7" concrete
- ◆ **Roof:** Ballasted Single Ply EPDM
- ◆ **Dock Doors:** 40 - 9' x 10' dock high doors with 50,000 lb. levelers and shelters (ability to add an additional 20 docks)
- ◆ **Truck Court:** 130' including a 60' concrete apron
- ◆ **Grade Level Doors:** 4 - 12' wide by 14' high drive in doors (at each corner of the building)
- ◆ **Sprinkler System:** ESFR system throughout
- ◆ **Heat:** Gas fired heat providing 50 degrees inside at 0 degrees outside temperature
- ◆ **Electric Service:** 1000 AMP; 480/277 V three phase
- ◆ **Lighting:** Energy efficient LED fixtures

**Newmark Grubb
Knight Frank**

Louis V. Oliva, CCIM, SIOR Executive Managing Director 412.434.1053 loliva@ngkf.com

Procuring broker shall only be entitled to a commission calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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AshleyCapital



As exclusive agents, we are pleased to offer the following property for lease:

A single story, Class A warehouse/distribution facility consisting of 316,000 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.

PROPERTY INFORMATION

- ◆ **Building Size:** Rentable area of 316,374 SF with potential to subdivide
- ◆ **Building Dimensions:** 400' wide by 790' long
- ◆ **Parking:** 150 car spaces expandable to 300 spaces on site
- ◆ **Trailer Parking:** 40 spots expandable to 130 spots on site
- ◆ **Office Area:** Build-to-suit

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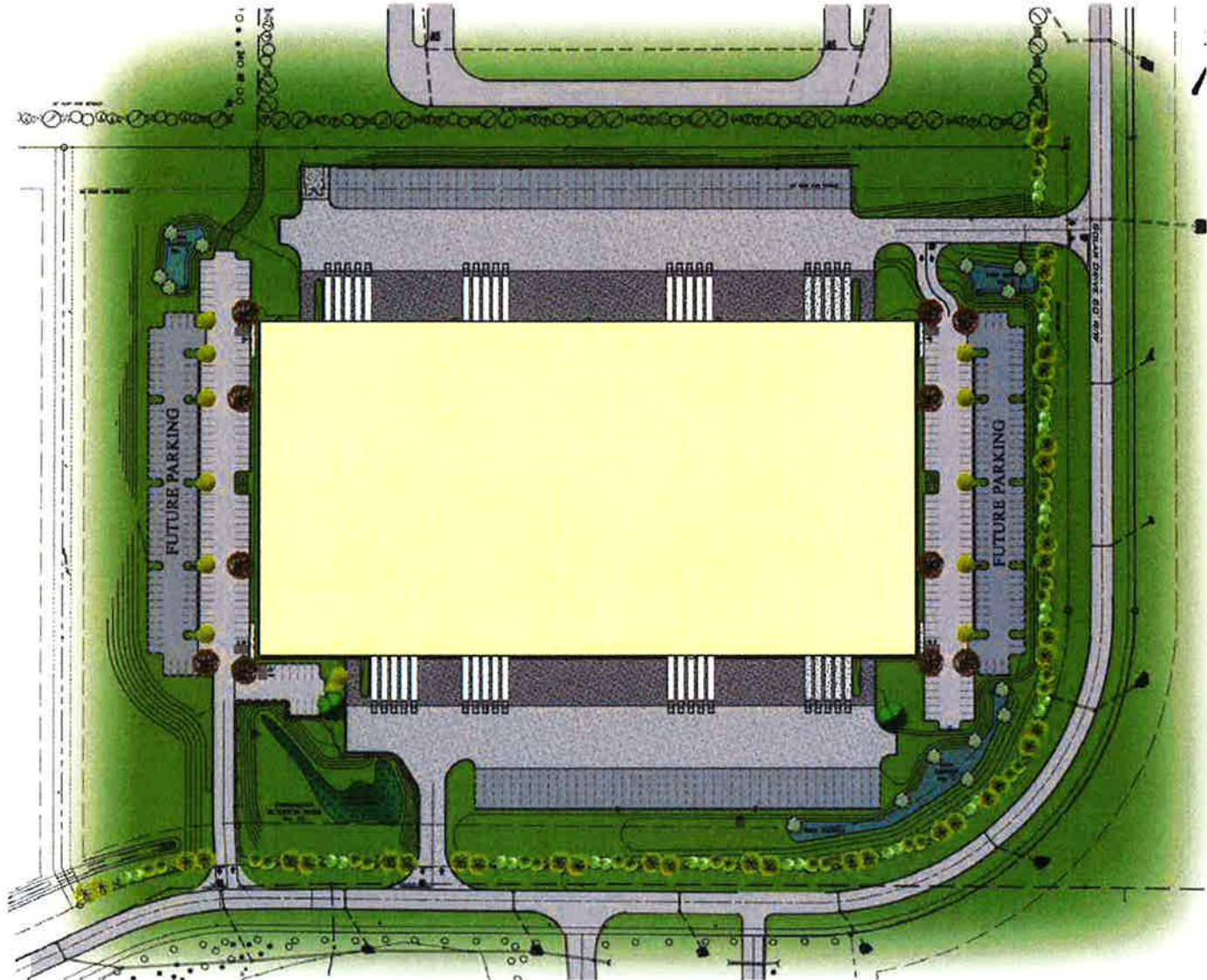
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NNN Lease Rate:

- ◆ \$5.35/SF Full Building User
- ◆ \$5.75/SF +/- Half Building User
- ◆ \$6.25/SF +/- Quarter Building User

Includes:

- ◆ Demising Wall
- ◆ 3% Office Allowance
- ◆ 1 Dock Per 15,000/SF

Operating Expenses:

- Real Estate Tax:** \$1.15/SF (estimated subject to assessment)
- Insurance:** \$0.10/SF (estimated)
- CAM:** \$0.50/SF (estimated)

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