

FOR LEASE



# Warehouse/Office Space Available

131 Kline Avenue, Evans City, PA 16033



## Property Highlights

- 22,008 SF Warehouse Space & 5,760 SF Office Space For Lease
- 3/4-Acre Laydown Yard Available
- Heated Warehouse Area
- One (1) Dock High Door & Two (2) Drive-in Doors (15'x14' & 16'x16')
- 13' - 19' Ceiling Height
- Subdividable Warehouse & Office Areas
- 800 Amp; Three Phase
- Newly Renovated Offices & Restrooms
- Zoned Industrial
- Close to I-79 and PA Turnpike (I-76). Just 7 miles to Cranberry Township and 8 miles to Zelienople, PA.



## Offering Summary

Total Available Square Feet:	27,768 SF
Warehouse Lease Rate:	\$6.50/SF/yr IG
Office Lease Rate:	\$10.00/SF/yr IG

## PRESENTED BY:

SCOTT LONG

O:412.391.3500 | C:412.398.2831

slong@penncom.com



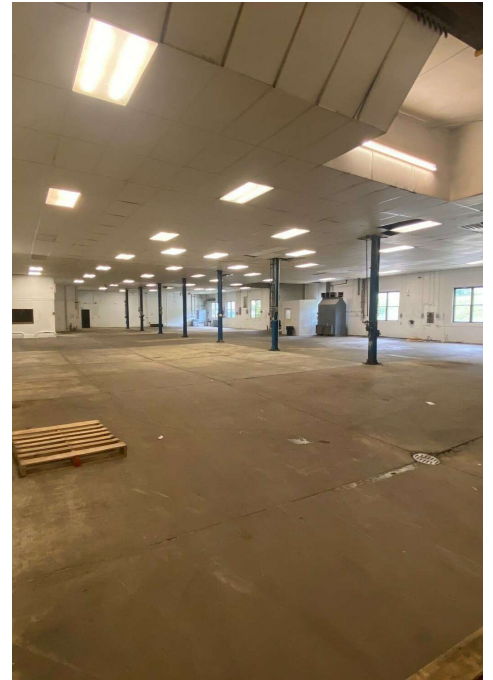
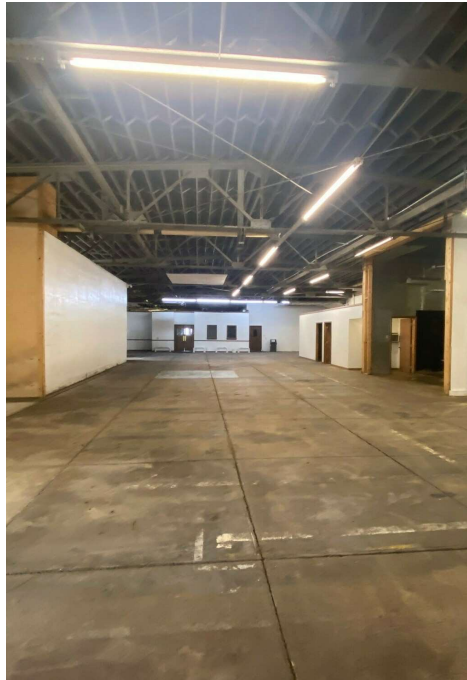
**PENNSYLVANIA  
COMMERCIAL  
REAL ESTATE INC.**

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

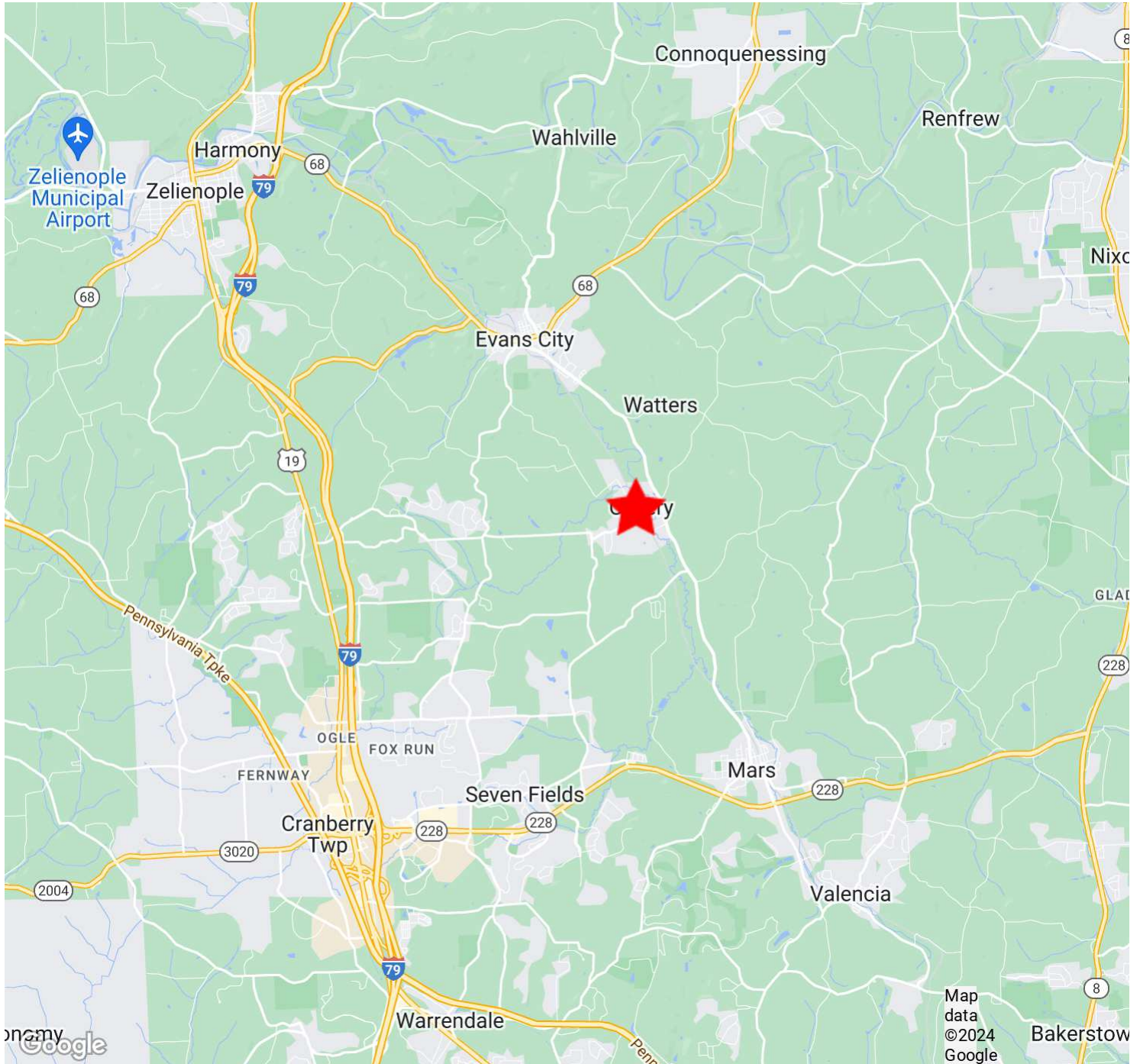
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