



FOR LEASE

**TWO-BUILDING INDUSTRIAL CAMPUS:
±120,000 SF TO ±425,000 SF AVAILABLE**

100 & 200 Murray Drive, Irvine, PA 16368

CURT STARR, SIOR

+1 214 316 0737

Cstarr@naiburnsscalo.com

CHRIS GARRITY

+1 412 266 5865

Cgarrity@naiburnsscalo.com

NAIBurns Scalo

Brokerage Services

PROPERTY OVERVIEW

NAI Burns Scalo is pleased to present for lease 100 & 200 Murray Drive, a two-building industrial campus in Irvine, PA offering up to ±425,000 SF with 5+ MW of available power, high-bay clear heights, and expandable dock loading. 100 Murray delivers ±304,642 SF as a single-tenant building; 200 Murray offers ±120,000 SF contiguous adjacent to Cummins and Whirley.

- 5+ MW of Available Power - A Scale Unmatched by Competing Industrial Space in the Region
- Up to ±425,000 SF of High-Bay Space Across two Buildings, Divisible, with Ownership Able to add Dock Doors to Suit a Tenant
- Institutional-Quality, Professionally-Managed Campus with Blue-Chip Co-Tenancy (Cummins, Whirley)
- New Roof Under Warranty to 2038
- Zoning I - Light and Heavy Industrial Uses
- Direct Access to Route 62 and Route 6

Address	North Building 100 Murray Drive Irvine, PA	South Building 200 Murray Irvine, PA
Ground Floor	261,671	490,406
Mezzanine Floor Area	42,971	58,563
Total Building Square Feet	304,642	548,969
Acres	186.6 Acres	
Zoning	I - Light and heavy industrial uses.	
County	Warren County	
Parcel Number	WN-004-771000-001 WN-004-771000-000	
Year Built	1990	1975
Year Renovated	2014	1995
Car Parking	200 spaces	285 spaces
Column Spacing	45' x 45' 50' x 55'	30' x 50'
Clear Height	17' - 47'	23' - 70'
Overhead Loading Doors	21	38
Ground Level Doors	3	4
Electric	5 substations 480/277V @ 1200-2000A	4 Substations 480/277V @1200-2000A
Foundation	Poured Concrete Slab	
Structural Frame	Steel/I beam	
Heating & Cooling	Central, Roof Mounted	
Fire Protection	Wet System	
Roof	EPDM Rubber (completed in 2018 with a warranty through 2038)	
Warehouse Lighting	LED	

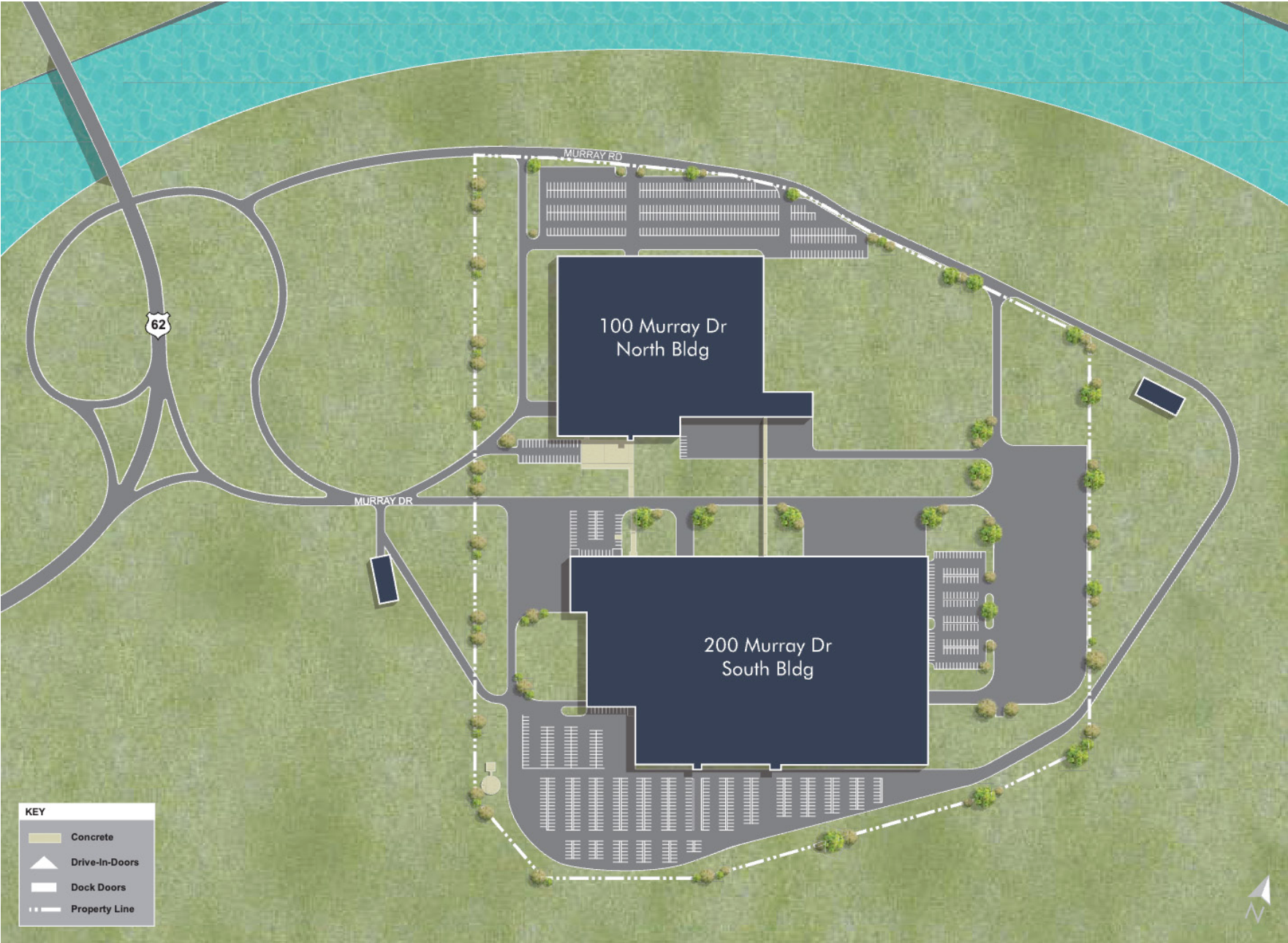
PHOTOS



PHOTOS



SITE PLAN

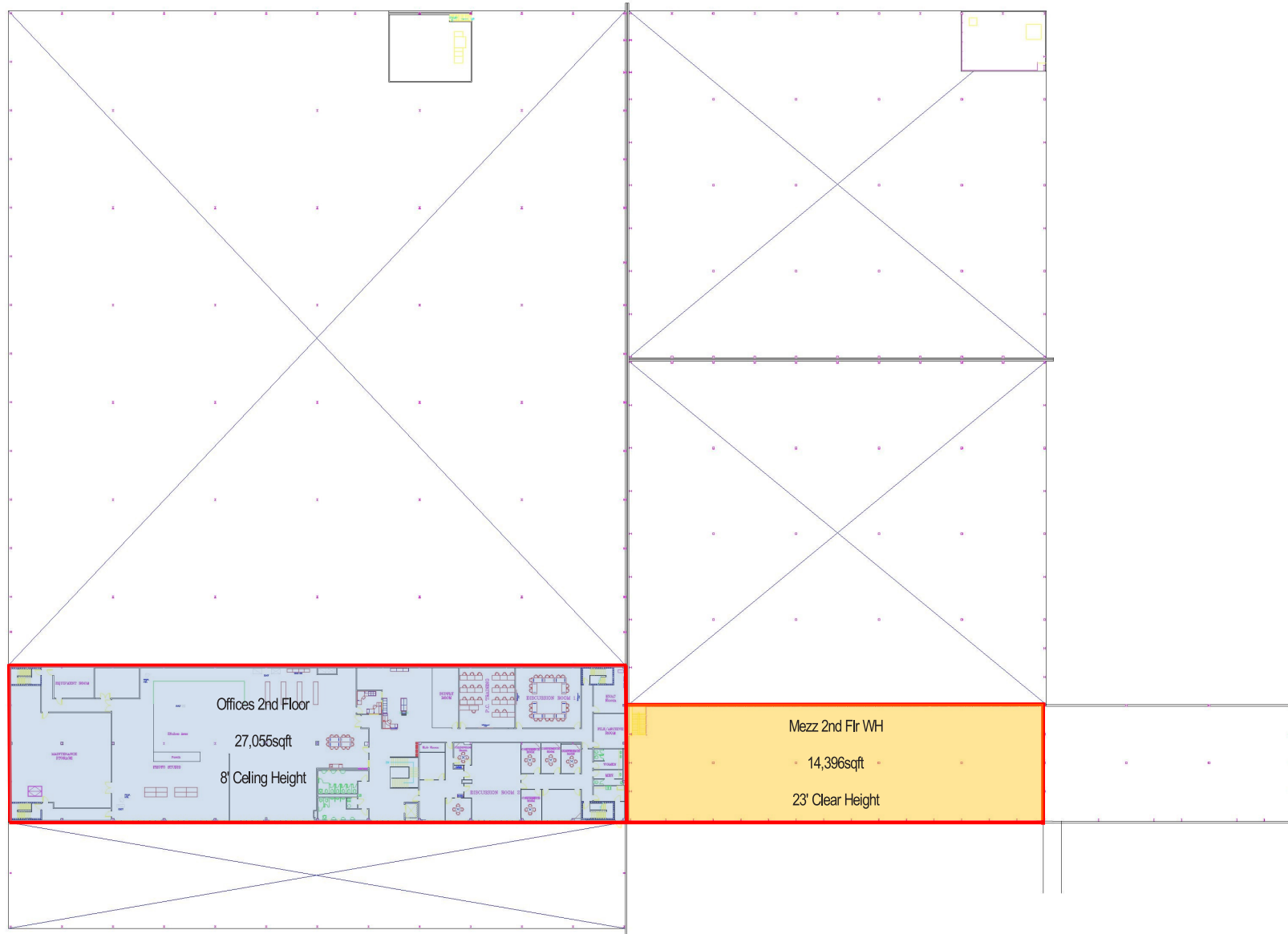


100 Murray Drive - First Floor



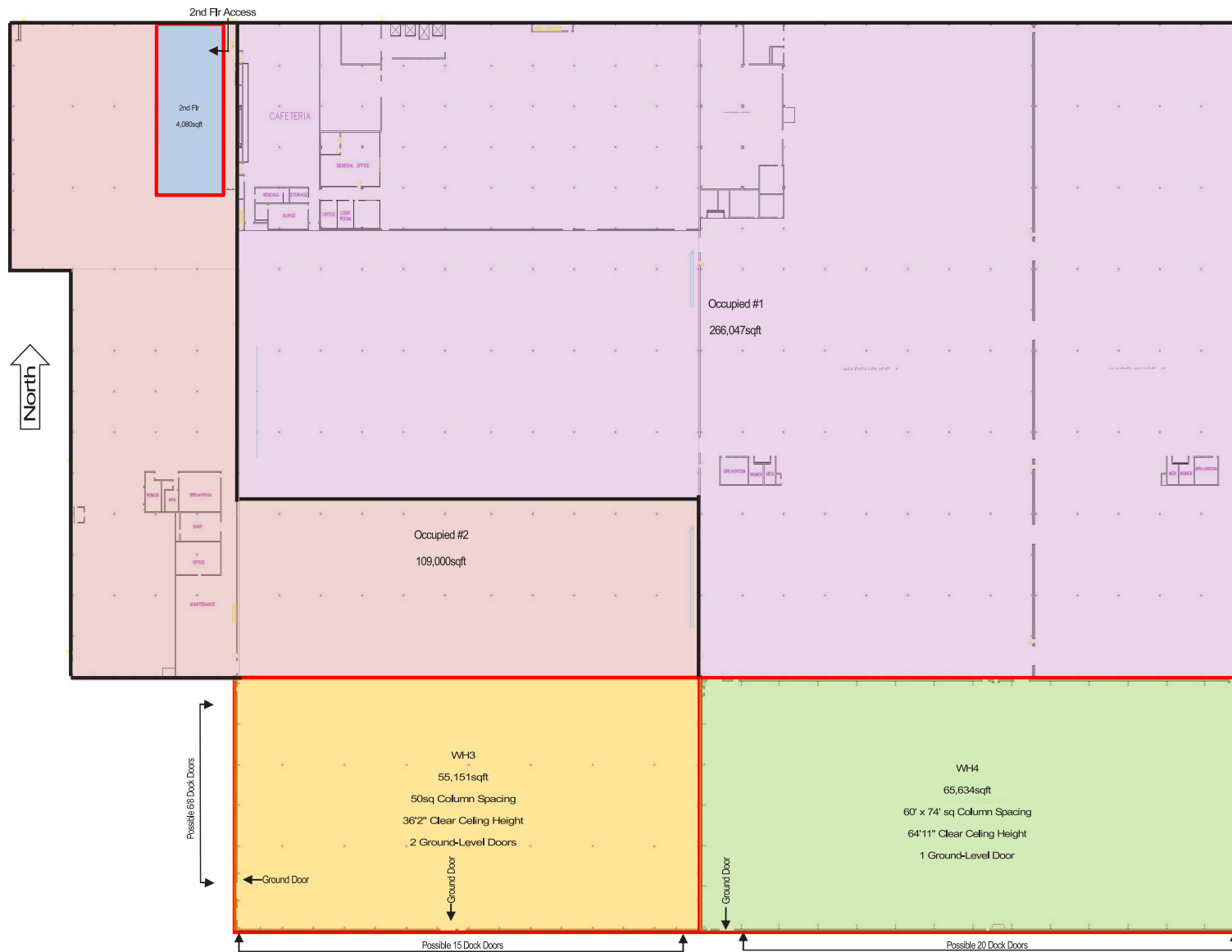
FLOOR PLANS

100 Murray Drive - Second Floor



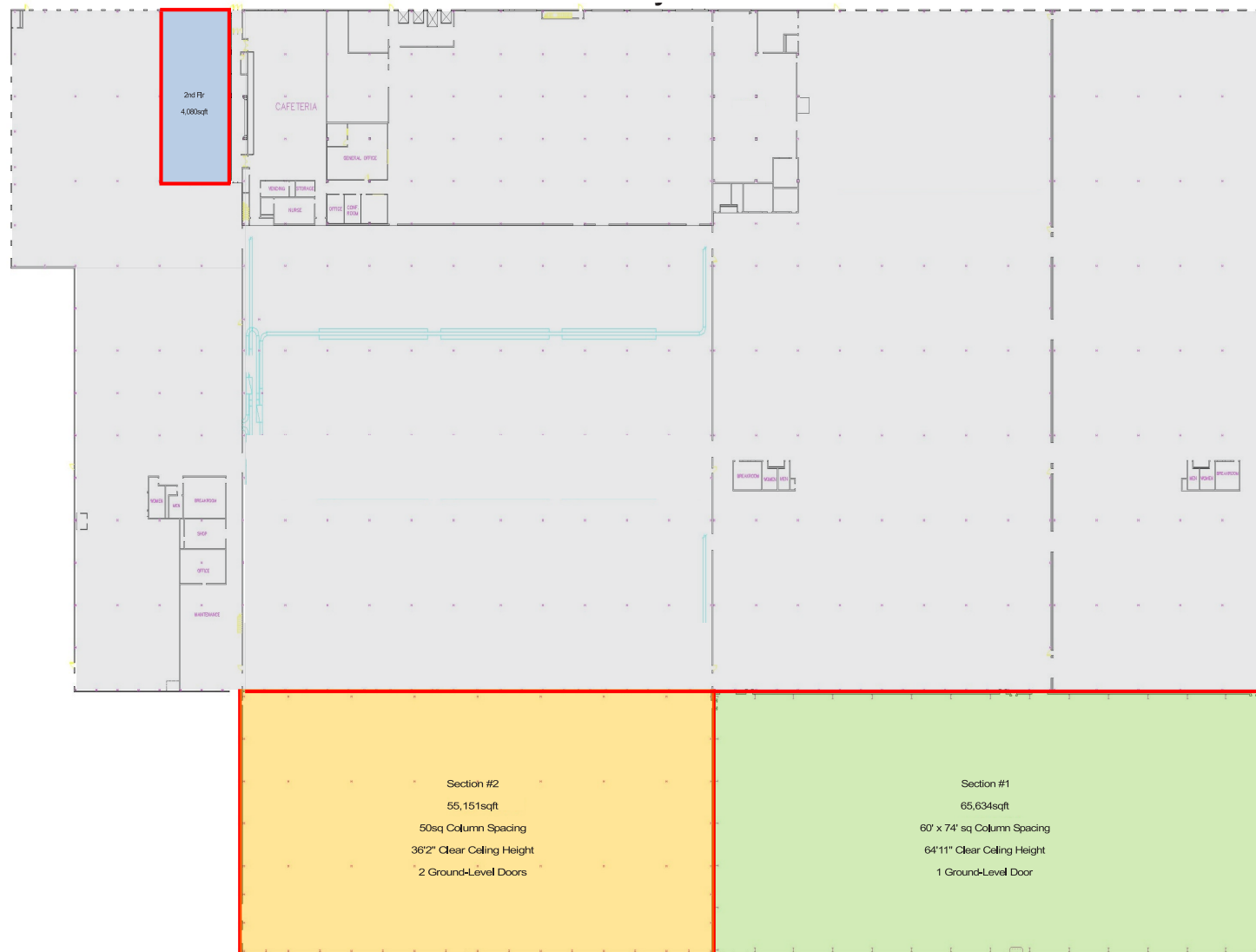
FLOOR PLANS

200 Murray Drive - First Floor



200 Murray Drive - Second Floor

200 Murray Drive - Second Floor



LOCATION



HIGHWAY ACCESS





CURT STARR, SIOR

+1 214 316 0737

Cstarr@naiburnsscalo.com

CHRIS GARRITY

+1 412 266 5865

Cgarrity@naiburnsscalo.com

NAIBurns Scalo

Brokerage Services