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Available for Lease

Industrial Flex

Franklin Commercial Park

1010 Franklin Drive, Smock, PA 15480

PROPERTY HIGHLIGHTS

- **Multiple suites available** | Building #1
Suites 3 & 4 can be combined to create 12,000 contiguous SF
- **Suite 1** | 9,000 SF
- **Suite 3** | 6,000 SF
- **Suite 4** | 6,000 SF

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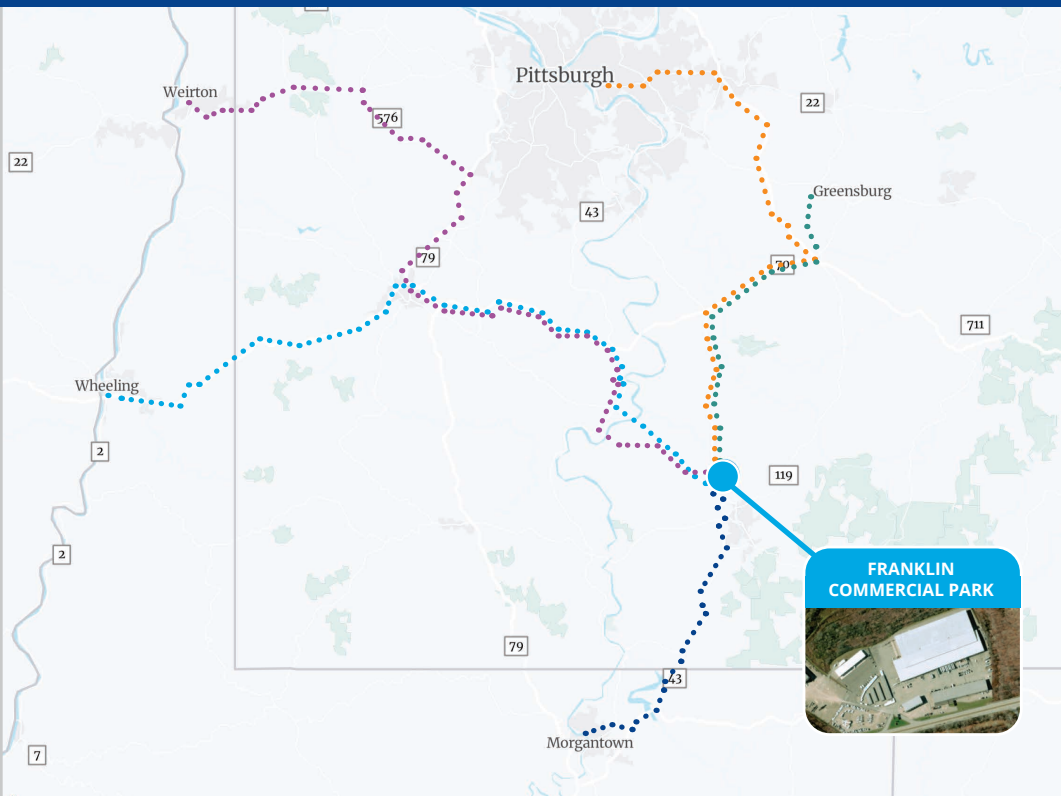
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Site Proximity & Transport Logistics



- **Pittsburgh:** 63-mile commute, 70-minute average drive time
- **Greensburg:** 40-mile commute, 50-minute average drive time
- **Morgantown:** 29-mile commute, 35-minute average drive time
- **Wheeling:** 74-mile commute, 75-minute average drive time
- **Weirton:** 85-mile commute, 85-minute average drive time



Available Lease Options

Suites 3 and 4 can be combined for 12,000 contiguous square feet.

Suite #1

- 9,000 SF
- Flexible build out
- Clear height 16'-21'
- One (1) drive-in door +/- 16' x 16'

Suite #3

- 6,000 SF
- Flexible build out
- Clear height 16'-21'
- One (1) drive-in door +/- 16' x 16'
- Two (2) dock-high doors

Suite #4

- 6,000 SF
- Flexible build out
- Clear height 16'-21'
- One (1) drive-in door +/- 10' x 10'
- Two (2) dock-high doors

Property Features

- **Flexible build-out** in all suites
- **16'-21' clear** in all suites
- **Immediately adjacent to North Union Commercial Park**
 - 8-10 acre build-to-suit opportunity
 - Can accommodate up to 120,000 SF
 - Pad read site underway
 - Opportunity for lay-down yard



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