



FOR LEASE

McKees Rocks Warehouse Space

100 Graham Street, McKees Rocks, PA 15136



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Located in the thriving industrial district of McKees Rocks. Convenient access to major roadways and just a short drive from downtown Pittsburgh. This area is an ideal hub for industrial operations.

Property Highlights:

- 25,600 SF Available For Lease
- Four (4) Dock Doors
- LED Lighting
- 17'-18' Ceiling Height



Offering Summary

| | |
|----------------|--------------------|
| Lease Rate: | \$5.50 SF/yr (Net) |
| Available SF: | 25,600 SF |
| Lot Size: | 5.16 Acres |
| Building Size: | 114,113 SF |

PRESENTED BY:

BOB CORNELL
O:412.391.3500 | C:412.760.9999
bcornell@penncom.com



**PENNSYLVANIA
COMMERCIAL
REAL ESTATE INC.**

FOR LEASE

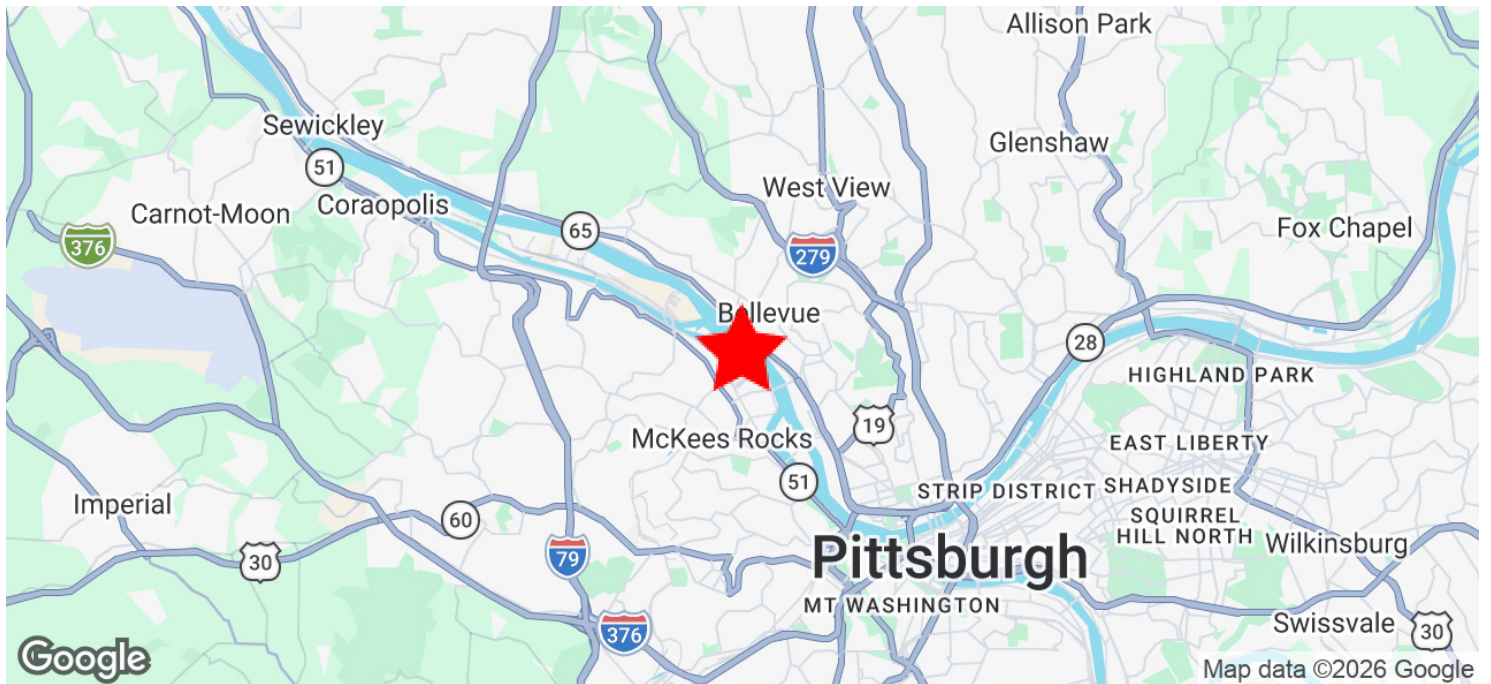


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Large outside storage area



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REAL ESTATE INC.**

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

PENNCOM.COM

Address: 100 GRAHAM STREET
City, State, Zip: MCKEES ROCKS, PA 15136
Twp/Boro/Ward: STOWE
County: ALLEGHENY



Property Notes:

- Block 74-G, Lot 30
- 25,600 SF available immediately
- CAM = \$.22/SF, Insurance = \$.18/SF, and real estate taxes = \$.71/ SF and are added to the rent.
- Utilities are \$.51/SF prorated based on SF area
- Large outside storage area

Building and Land Data:

| | |
|------------------------|------------|
| Gross SF: | 114,113 SF |
| Floors: | 1 |
| Dimensions: | |
| Lot Size: | 5.16 Acres |
| Parking: | |
| Intended Use: | Whse |
| Present Use: | Whse |
| Year Built: | 1957 |
| Year Renovated: | 2019 |
| Construction: | Masonry |

Utilities:

| | |
|--------------------------------|-------------------|
| Heat in Warehouse: | Gas Space Heaters |
| Freezer or A/C in Whse: | No |
| HVAC in Office: | |
| Lighting Type: | LED |

| | |
|--------------------------|------------------|
| Electric Company: | Duquesne Light |
| Amps/Volts/Phase | 600A/240V/3-phse |
| Gas Company: | Columbia Gas |
| Sewer Company: | Stowe Twp. |
| Water Company: | West View Water |

Space Details:

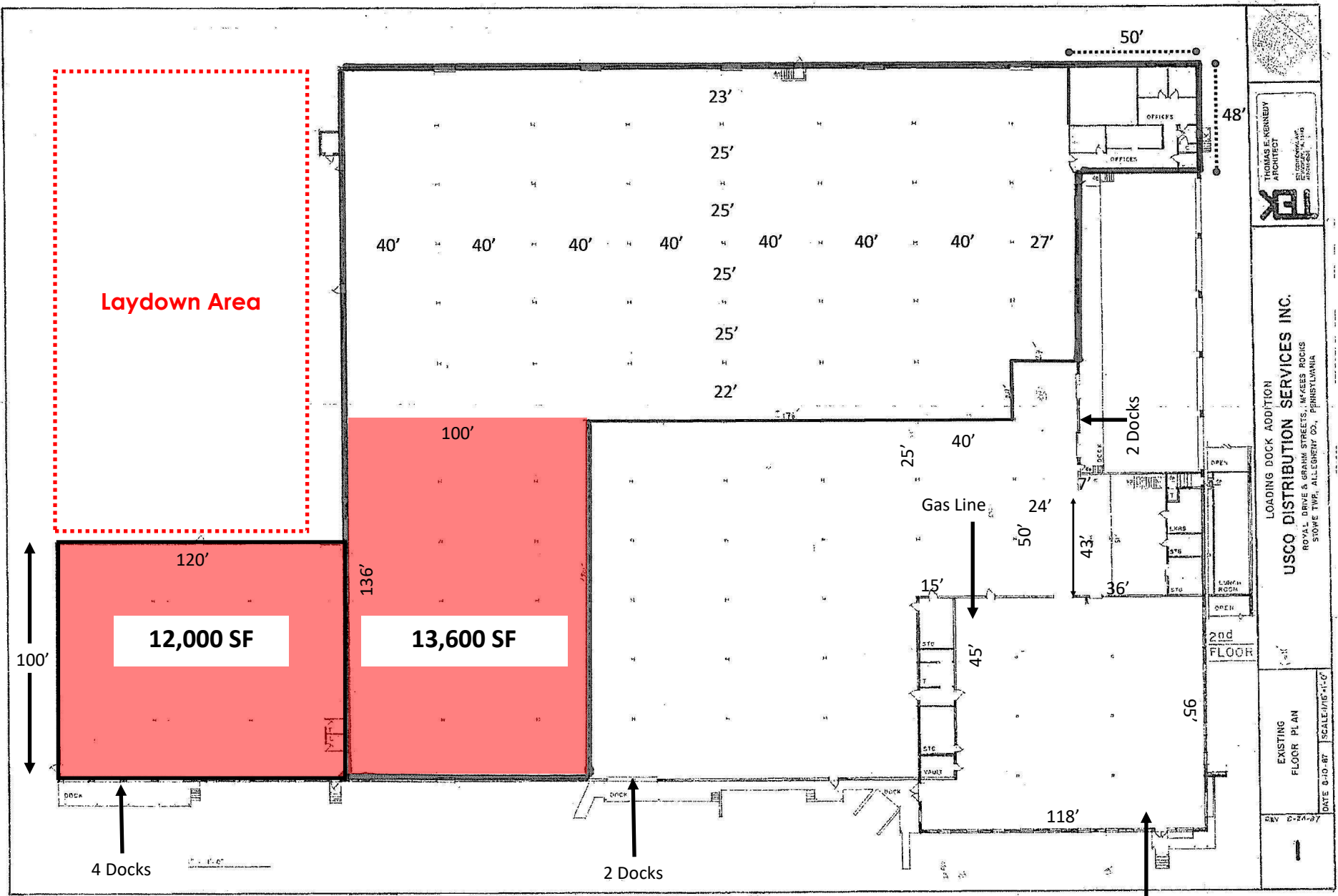
| | | | |
|-----------------------------|---------|------------------------|------------|
| Dock Door(s): | 4 | Ceiling Height: | 17'-18' |
| Grade Level Door(s): | | Zoning: | Industrial |
| Column Spacing: | 25'x40' | Sprinklers: | Yes |
| Elevators: | No | Rail: | No |
| Barge: | No | Cranes: | No |

Pricing:

| | | | |
|------------------------|---------------------|-------------------------------|-----------|
| Tax Amount: | \$80,861 (\$.71/SF) | Office Rental Rate: | |
| Rent per Month: | | Warehouse Rental Rate: | |
| Gross/Net: | NET | Blended Rental Rate: | |
| Escalations: | Taxes, CAM, Ins. | Rental Price/SF: | \$5.50/SF |
| Sale Price: | | Smallest Division: | 25,600 SF |
| Sale Price/SF: | | Largest Division: | 25,600 SF |

| | | | |
|----------------------|-------------------|----------------------|-------------------------|
| Available SF: | Office SF: | Warehouse SF: | Possession Date: |
| 25,600 SF | 0 | 25,600 SF | Immediate |

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing condition, imposed by our principals.



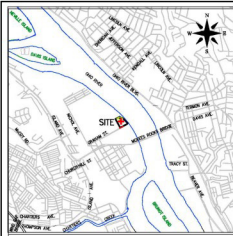
THOMAS E. KERNEDY
ARCHITECT
1200 W. 10TH ST.
PHILADELPHIA, PA 19107

LOADING DOCK ADDITION
USCO DISTRIBUTION SERVICES INC.
ROYAL DRIVE & GRAPPEL STREETS, MARLES ROCKS
STONE TWP., ALLEGHENY CO., PENNSYLVANIA

EXISTING
FLOOR PLAN
DATE 8-10-87 SCALE 1/8" = 1'-0"

Space Available:

25,600 SF Available Immediately



COMMONWEALTH LAND TITLE INSURANCE COMPANY
FILE NO. 18-1074
COMMITMENT DATE 10/09/18
SCHEDULE "B" - PART II EXCEPTIONS*

ITEMS 1-14 ARE NOT SURVEY RELATED ISSUES.

1. ANY DEFECT, LITIGATION, ENCUMBRANCE, ADVISE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHED, OR DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE D, FIRST REQUIREMENTS ARE MET.
2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION OF THE LAND NOT SHOWN BY THE PUBLIC RECORDS.
3. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
4. TAXES, LISTS OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
5. SUBJECT TO POSSIBLE TAX INCREASE BASED ON ADDITIONAL ASSESSMENT HERETOFORE OR HEREAFTER MADE BY REASON OF NEW CONSTRUCTION OR FOR ANY MAJOR IMPROVEMENTS TO PREMISES PUSUANT TO ACTS OF ASSESSMENT RELATING THERETO.
6. EASEMENTS, ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES AND OTHER MATTERS AFFECTING TITLE WHICH A SURVEY WOULD DISCLOSE, AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS, FOR AN ADDITIONAL CHANGE AND UPON SUBMISSION OF AN ACCEPTABLE SURVEY, THIS EXCEPTION WILL BE DELETED BY ENDORSEMENT AND THE POLICY WILL SET FORTH THOSE MATTERS, IF ANY, AFFECTING TITLE.
7. THE OWNER'S POLICY ISSUED PURSUANT HERETO WILL CONTAIN UNDER SCHEDULE B THE MORTGAGES, IF ANY, NOTED UNDER ITEM 4 OF SCHEDULE B-SECTION 1.
8. TAXES FOR THE YEAR 2019 AND SUBSEQUENT YEARS, A LIEN NOT YET DUE AND PAYABLE.
9. THE EXACT ACRES OR AREA OF CONTENT IS NOT ASSURED.
10. OBTAINING ANY AND ALL WATER AND SEWER CHARGES.
11. ANY LEASE, GRANT, EXCEPTION OR RESERVATIONS OF OIL OR GAS RIGHTS, STORAGE RIGHTS, OR MINERALS OR MINERAL RIGHTS APPEARING IN THE PUBLIC RECORDS.
12. OIL AND GAS AND MINERALS AND ALL RIGHTS ACCORD TO THE EXTRACTION OR DEVELOPMENT OF OIL AND GAS OR MINERALS HERETOFORE CONVEYED, LEASED, EXCEPTION OR RESERVED BY INSTRUMENTS OF RECORD.
13. COAL AND COAL BED METHANE GAS AND MINING RIGHTS AND ALL RIGHTS ACCORD TO THE EXTRACTION OR DEVELOPMENT OF COAL OR COAL BED METHANE GAS HERETOFORE CONVEYED, EXCEPTION OR RESERVED BY INSTRUMENTS OF RECORD, THE RIGHT OF SURFACE, LATENT, OR SUBSEQUENT SUPPORT, OR ANY SURFACE SUBSIDENCE.
14. ALL ROADS, PUBLIC AND PRIVATE AFFECTING PREMISES AND THE RIGHTS OF OTHERS THEREIN, PARTICULARLY GRAHAM STREET.
15. SUBJECT TO AN AGREEMENT BETWEEN CHARLES LOEWER, ET AL., ET AL., AND THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, ET AL., DATED MAY 3, 1998 AND RECORDED IN DEED BOOK VOLUME 3588, PAGE 28. THE RIGHTS TO USE TRACKS OF RAILROAD RESERVATIONS BE NULL AND VOID.

THIS AGREEMENT IS FOR USE OF A PORTION OF GRAHAM STREET EXTENDED, THEN A PRIVATE STREET, LOCATED TO THE WEST OF THE COMMITMENT PARCEL.
THIS AGREEMENT DOES NOT AFFECT THE COMMITMENT PARCEL.
SUBJECT TO ANY CLAIM MADE FROM PITTSBURGH, ALLEGHENY AND WICKES ROCKS RAILROAD CO., TO THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, ET AL., DATED JANUARY 15, 1957 AND RECORDED IN DEED BOOK VOLUME 3588, PAGE 28. THE RIGHTS TO USE TRACKS OF RAILROAD RESERVATIONS BE NULL AND VOID.
THIS AGREEMENT IS FOR THE RIGHT TO USE RAILROAD TRACKS WITHIN THE PLOTTED AREA SHOWN ON THE SURVEY. THERE WERE NO TRACKS REMAINING IN THIS AREA AT THE TIME OF THE SURVEY THOUGH TIES AND SPORES REMAIN AS EVIDENCE OF THEIR EXISTENCE. CONTINUED USE OF THIS AREA IS A LEGAL ISSUE AND BEYOND THE PURVIEW OF THE SURVEY.

SCHEDULE "A" DESCRIPTION

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE TOWNSHIP OF STOWE, COUNTY OF ALLEGHENY AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY SIDE OF GRAHAM STREET EXTENDED AS SAID STREET IS PRESENTLY ESTABLISHED, SAID POINT BEING LOCATED AS THE TERMINUS OF THE FOLLOWING TWO COURSES AND DISTANCES:
RUNNING FROM THE POINT OF INTERSECTION OF THE EASTERLY LINE OF OLIVIA STREET EXTENDED AND THE CENTER LINE OF GRAHAM STREET, A PUBLIC WAY, NORTH 60°38'09" EAST, A DISTANCE OF 1330.07 FEET TO AN IRON PIN, THENCE NORTH 29°21'51" WEST ALONG THE LINE NOW OR FORMERLY OF CONTINENTAL TRANSPORTATION LINES, INC., A DISTANCE OF 3 FEET TO SAID BEGINNING POINT, THENCE FROM SAID POINT OF BEGINNING ALONG THE SAID LINE OF LAND NOW OR FORMERLY OF CONTINENTAL TRANSPORTATION LINES, INC., NORTH 29°21'51" WEST, A DISTANCE OF 558.50 FEET TO AN IRON PIN ON LINE OF LAND NOW OR FORMERLY OF PITTSBURGH, ALLEGHENY AND WICKES ROCKS RAILROAD COMPANY, THENCE ALONG SAID LINE NORTH 60°38'09" EAST, A DISTANCE OF 267.43 FEET TO A POINT, THENCE ALONG LINE OF SAID LAND SOUTH 60°38'09" EAST, A DISTANCE OF 38.50 FEET TO A CONCRETE MONUMENT, THENCE ALONG LINE OF SAID LAND BY THE ARC OF A CIRCLE CENTERING TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, A DISTANCE OF 22.68 FEET TO A POINT ON THE RIGHT OF WAY LINE OF THE PITTSBURGH, ALLEGHENY AND WICKES ROCKS RAILROAD COMPANY, THENCE ALONG SAID RIGHT OF WAY LINE OF THE ARC OF A CIRCLE CENTERING TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, A DISTANCE OF 302.28 FEET TO A POINT ON THE NORTHERLY LINE OF GRAHAM STREET EXTENDED, THENCE SOUTH 60°38'09" WEST, ALONG THE SAID NORTHERLY LINE OF GRAHAM STREET EXTENDED, A DISTANCE OF 486.32 FEET TO A POINT AT THE PLACE OF BEGINNING.

TOGETHER WITH ALL APPURTENANCES AND ALL ESTATE RIGHTS OF THE GRANTOR IN AND TO SAID PREMISES.
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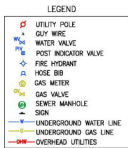
SUBJECT TO EASEMENTS, AGREEMENTS, COVENANTS, RESTRICTIONS AND OTHER ITEMS OF RECORD AND TO RIGHTS OF PARTIES IN POSSESSION.
SUBJECT TO ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, EASEMENTS NOT OF RECORD, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY OR INSPECTION OF THE PREMISES.

BEING DESIGNATED AS BLOCK AND LOT NO. 74-9-30 IN THE DEED REGISTRY OFFICE OF ALLEGHENY COUNTY, PENNSYLVANIA.

PROPERTY ADDRESS:
100 GRAHAM STREET
MOCKES ROCKS, PA 15136

LOCATION:
LAT: 40°28'46" N
LON: 80°23'14" W

PROPERTY LOCATION:
100 GRAHAM ST
MOCKES ROCKS PA 15136



SURVEYOR'S NOTES:

1. THE SUBJECT PROPERTY IS ZONED Q1, GENERAL-INDUSTRIAL, THE SURVEYOR WAS NOT PROVIDED WITH A ZONING REPORT AND DOES NOT CERTIFY TO TABLE A, ITEM #6, AREA AND BULK MINIMUM YARD REQUIREMENTS.
2. FLOOD ZONE DESIGNATION: THE PROPERTY AND IMPROVEMENTS ARE LOCATED IN ZONE "X" WHICH IS NOT A SPECIAL FLOOD HAZARD ZONE PER FIRM PANELS 420003033H, EFFECTIVE DATES SEPTEMBER 26, 2014. ZONE "X" IS AN AREA OF 0.2% ANNUAL CHANCE OF FLOOD.
3. PARKING: 10 FADED SPACES

SURVEYOR'S CERTIFICATION

BEARINGS ARE BASED ON DEED BOOK VOLUME 15359, PG 211. BEARINGS IN ITALICS ARE FOR REFERENCE TO PENNSYLVANIA STATE PLANE, SOUTH ZONE, NAD83 COORDINATES. ROTATION FROM DEED TO STATE PLANE IS 01°21'59".

MINIMUM LOT AREA: 4000 SQFT
MINIMUM YARD REQUIREMENTS:
FRONT: 10'-0" FEET EACH SIDE
SIDE: 10'-0" FEET EACH SIDE

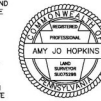
DATE OF PLAT OR MAP:
AMY J. HOPKINS, PLS
05-07-2025

TO: 5 GRAHAM CRACKERS LLC, ITS SUCCESSORS AND/OR ASSIGNS, ANDERSEY FINANCIAL, AND COMMONWEALTH LAND TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 7(a), 8, 9, 11, 13, AND OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON:

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DATE: 1/23/2019
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PROJECT NO: 2018-081

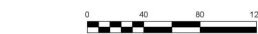
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STATE IN
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ALLEGHENY COUNTY, PA

DATE: 10/09/18

5 GRAHAM CRACKERS, LLC



4091 SALTSBURG RD, MURRYSVILLE, PA 15668 • 412-744-4520



PROPERTY ADDRESS:
100 GRAHAM STREET
MOCKES ROCKS, PA 15136

LOCATION:
LAT: 40°28'46" N
LON: 80°23'14" W

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3. PARKING: 10 FADED SPACES

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MINIMUM LOT AREA: 4000 SQFT
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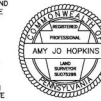
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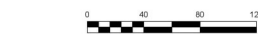
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4091 SALTSBURG RD, MURRYSVILLE, PA 15668 • 412-744-4520



PROPERTY ADDRESS:
100 GRAHAM STREET
MOCKES ROCKS, PA 15136

LOCATION:
LAT: 40°28'46" N
LON: 80°23'14" W

PROPERTY LOCATION:
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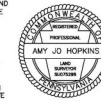
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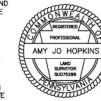
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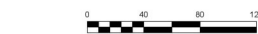
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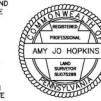
DATE OF PLAT OR MAP:
AMY J. HOPKINS, PLS
05-07-2025

TO: 5 GRAHAM CRACKERS LLC, ITS SUCCESSORS AND/OR ASSIGNS, ANDERSEY FINANCIAL, AND COMMONWEALTH LAND TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 7(a), 8, 9, 11, 13, AND OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON:

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THE PROPERTY DESCRIBED AND SHOWN HERE ON IS THE SAME PROPERTY DESCRIBED IN COMMONWEALTH LAND TITLE INSURANCE COMPANY, FILE NO. 18-1074 COMMITMENT DATE 10/09/18



DATE: 1/23/2019
REVISION:
SCALE: 1"=40'
PROJECT NO: 2018-081

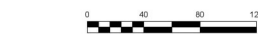
ALTA/NSPS LAND TITLE SURVEY
100 GRAHAM STREET
STATE IN
STOWE TOWNSHIP
ALLEGHENY COUNTY, PA

DATE: 10/09/18

5 GRAHAM CRACKERS, LLC



4091 SALTSBURG RD, MURRYSVILLE, PA 15668 • 412-744-4520



PROPERTY ADDRESS:
100 GRAHAM STREET
MOCKES ROCKS, PA 15136

LOCATION:
LAT: 40°28'46" N
LON: 80°23'14" W

PROPERTY LOCATION:
100 GRAHAM ST
MOCKES ROCKS PA 15136

SURVEYOR'S NOTES:

1. THE SUBJECT PROPERTY IS ZONED Q1, GENERAL-INDUSTRIAL, THE SURVEYOR WAS NOT PROVIDED WITH A ZONING REPORT AND DOES NOT CERTIFY TO TABLE A, ITEM #6, AREA AND BULK MINIMUM YARD REQUIREMENTS.
2. FLOOD ZONE DESIGNATION: THE PROPERTY AND IMPROVEMENTS ARE LOCATED IN ZONE "X" WHICH IS NOT A SPECIAL FLOOD HAZARD ZONE PER FIRM PANELS 420003033H, EFFECTIVE DATES SEPTEMBER 26, 2014. ZONE "X" IS AN AREA OF 0.2% ANNUAL CHANCE OF FLOOD.
3. PARKING: 10 FADED SPACES

SURVEYOR'S CERTIFICATION

BEARINGS ARE BASED ON DEED BOOK VOLUME 15359, PG 211. BEARINGS IN ITALICS ARE FOR REFERENCE TO PENNSYLVANIA STATE PLANE, SOUTH ZONE, NAD83 COORDINATES. ROTATION FROM DEED TO STATE PLANE IS 01°21'59".

MINIMUM LOT AREA: 4000 SQFT
MINIMUM YARD REQUIREMENTS:
FRONT: 10'-0" FEET EACH SIDE
SIDE: 10'-0" FEET EACH SIDE

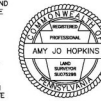
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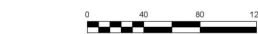
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LON: 80°23'14" W

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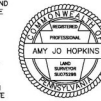
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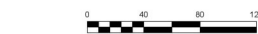
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