

SOMERSET

AT LAUREL HIGHLANDS BUSINESS PARK

SOMERSET, PENNSYLVANIA



±828,780 SF

AVAILABLE FOR LEASE

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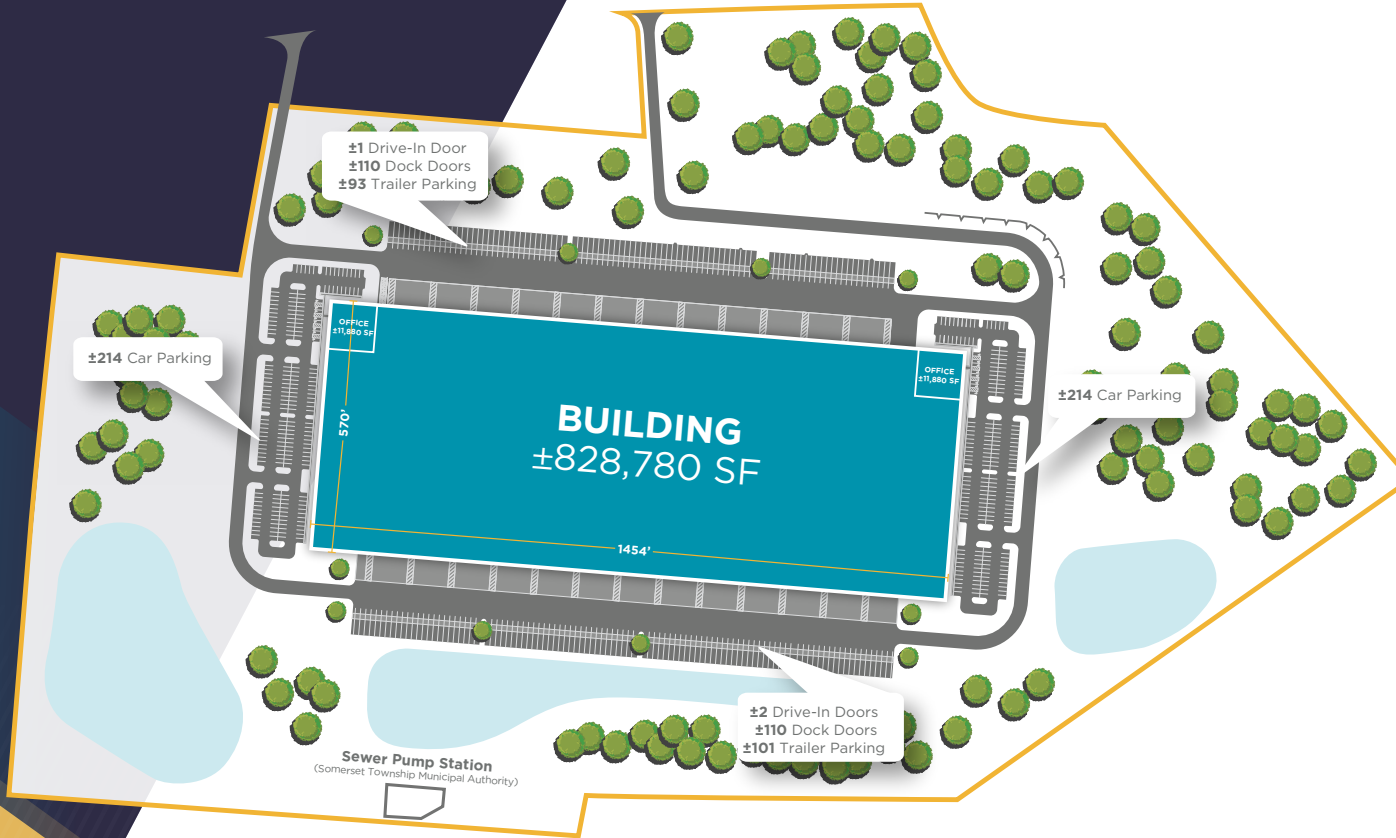


BUILDING SPECS

SOMERSET, PENNSYLVANIA

SOMERSET 
AT LAUREL HIGHLANDS
BUSINESS PARK

SOMERSET, PENNSYLVANIA



±828,780

SQUARE FEET

40'

CLEAR HEIGHT

±428

CAR PARKING

±194

TRAILER PARKING

±95

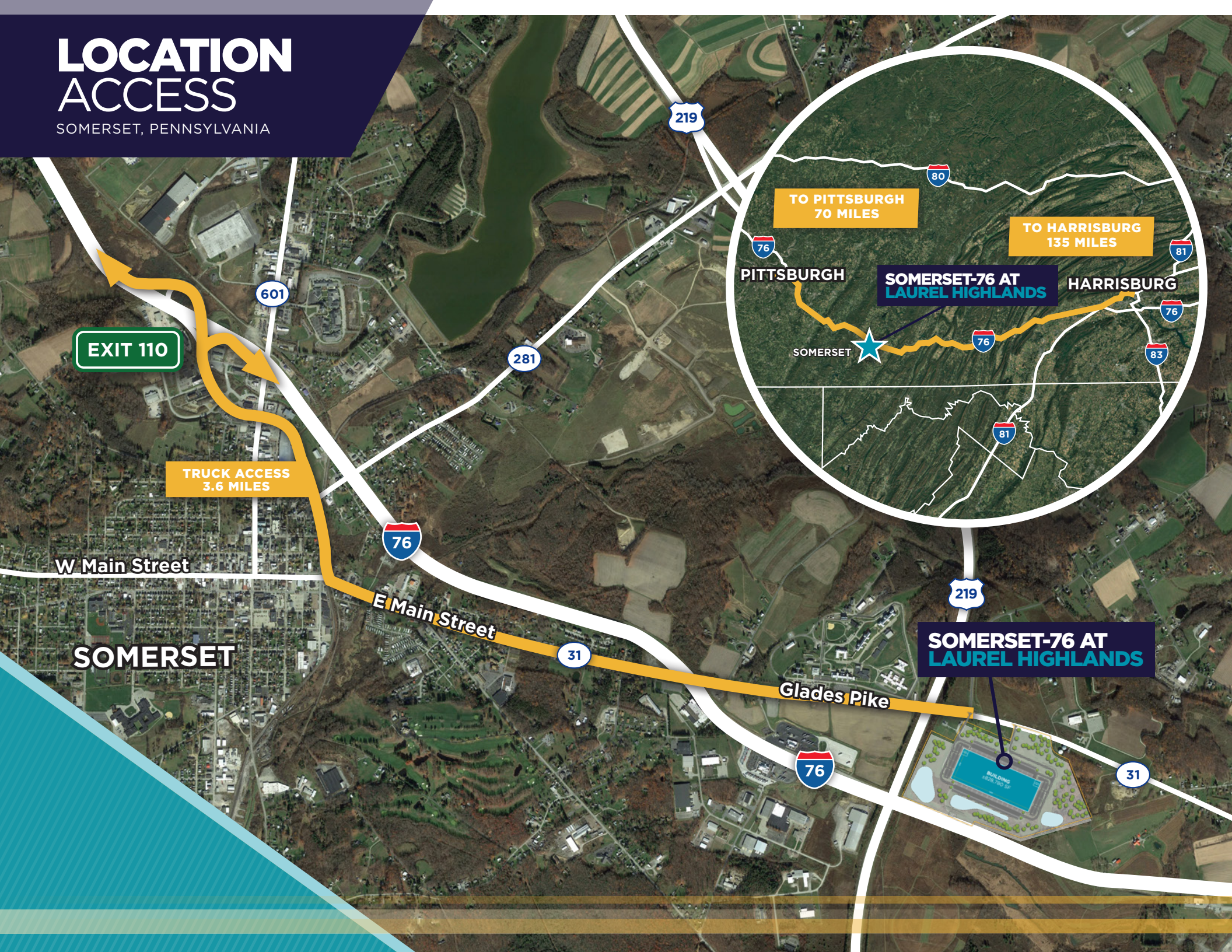
ACRES

Acres:	±95
Total Rentable SF:	±828,780
Building Dimensions:	570' x 1454'
Total Office SF:	To Suit
Clear Height:	40'
Zoning:	None

Drive-in Doors:	±3
Dock Doors:	±220
Car Parking:	±428
Trailer Parking:	±194
Lighting:	LED
Fire Suppression System:	ESFR

LOCATION ACCESS

SOMERSET, PENNSYLVANIA



EXIT 110

**TRUCK ACCESS
3.6 MILES**

W Main Street

SOMERSET

E Main Street

Glades Pike

**SOMERSET-76 AT
LAUREL HIGHLANDS**



219

601

281

76

31

76

31

PITTSBURGH

**TO PITTSBURGH
70 MILES**

**TO HARRISBURG
135 MILES**

**SOMERSET-76 AT
LAUREL HIGHLANDS**

SOMERSET

HARRISBURG

80

76

76

81

76

83

81

LOCATION

SOMERSET, PENNSYLVANIA

INTERSTATES

Interstate 76:	3.6 miles	9 minutes
Interstate 68:	26 miles	30 minutes
Interstate 99:	39 miles	40 minutes
US Route 22:	44 miles	50 minutes
Interstate 81:	123 miles	2 hrs 10 mins

CITIES

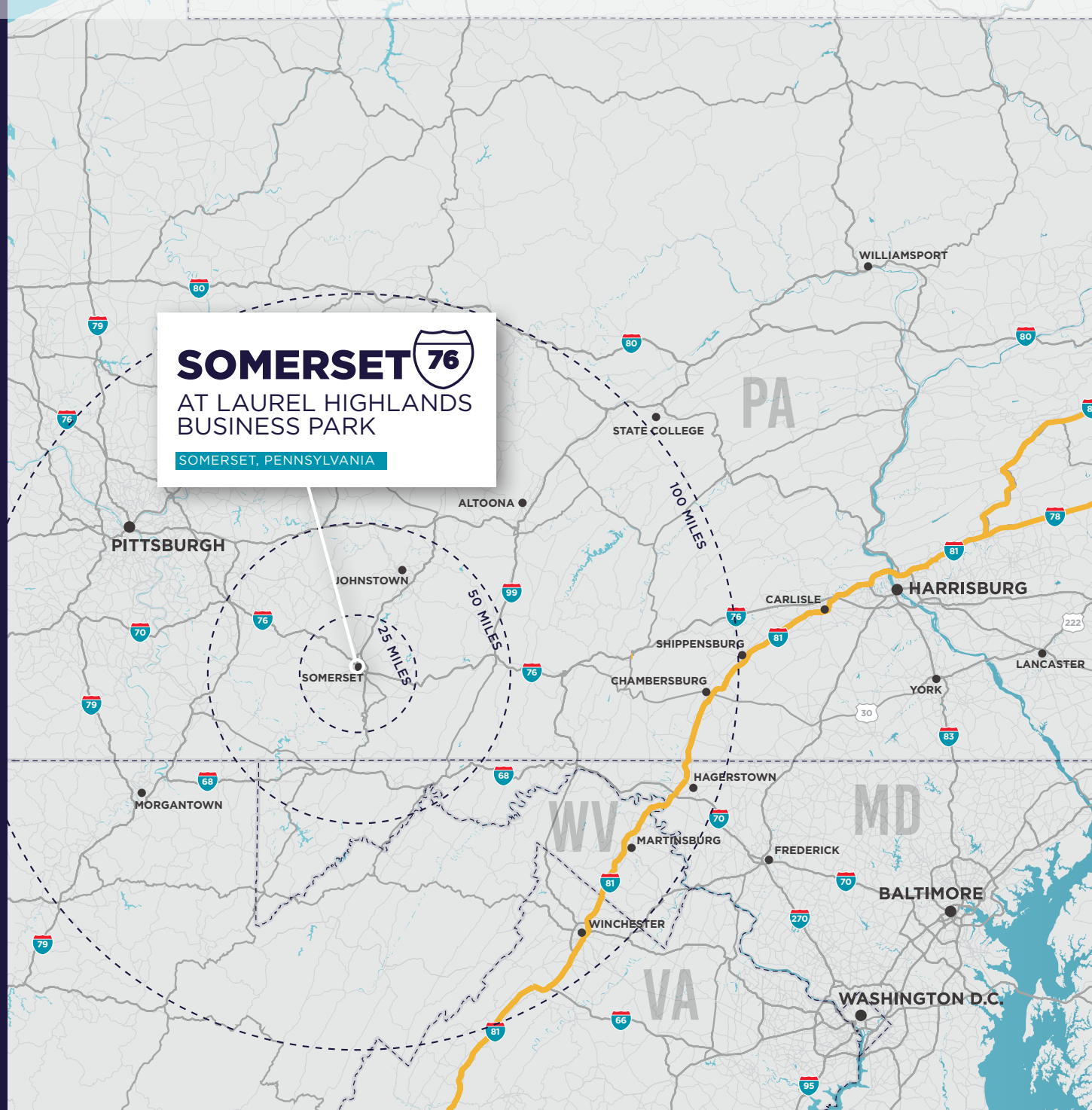
Pittsburgh, PA	70 miles	1 hr 25 mins
Harrisburg, PA:	135 miles	2 hrs 17 mins
Cleveland, OH:	200 miles	3 hrs 8 mins
Baltimore, MD:	183 miles	3 hr 3 mins
Philadelphia, PA:	183 miles	3 hrs 3 mins
New York City:	306 miles	4 hrs 58 mins



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