



## SECURE UNDERGROUND SPACE FOR LEASE

# WAMPUM UNDERGROUND

1605 OLD ROUTE 18, WAMPUM, PA 16157



**Presented By:**

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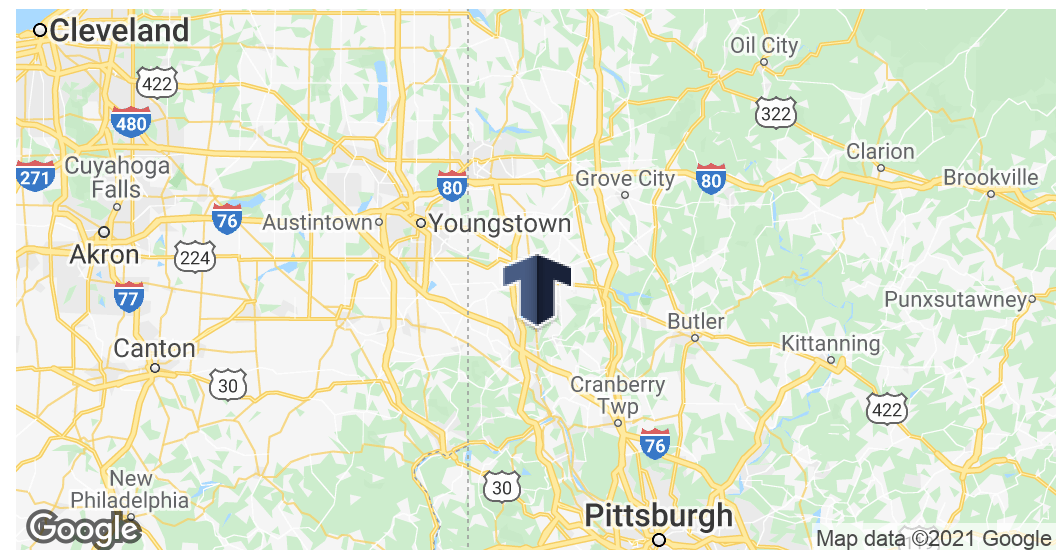
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## EXECUTIVE SUMMARY



## OFFERING SUMMARY

Lease Rate:	\$3.50 - \$5.00*
Facility Size:	2,500,000 SF
Available SF:	10,000 - 635,000 SF
Lot Size:	318 Acres
Year Built:	1870 - 1950
Renovated:	1985 - 2020

\*Based on Term & Improvements

## PROPERTY OVERVIEW

Located minutes from the Pennsylvania Turnpike in southern Lawrence County, the Wampum Underground Commerce Center encompasses over 2,500,000 SF of secure industrial and warehousing space. The underground nature of the facility provides a consistent temperature and humidity in an environment protected from the elements - which translates into exceptionally low operating costs resulting in favorable economics for users across a wide array of industries.

With a robust lineup of local, regional and global companies in place, new ownership plans to expand Wampum Underground's space by over 600,000 square feet in the coming years. Whether you need raw, unconditioned storage area, or built-to-spec assembly space - Wampum Underground has a solution for your operation.

## PROPERTY HIGHLIGHTS

- Constant Climate (55° F) & Humidity Controlled
- Low Operating Costs
- Secure, Access-Controlled Facility
- Great Highway Access
- Free-trade zone
- Professional and Responsive On-Site Management

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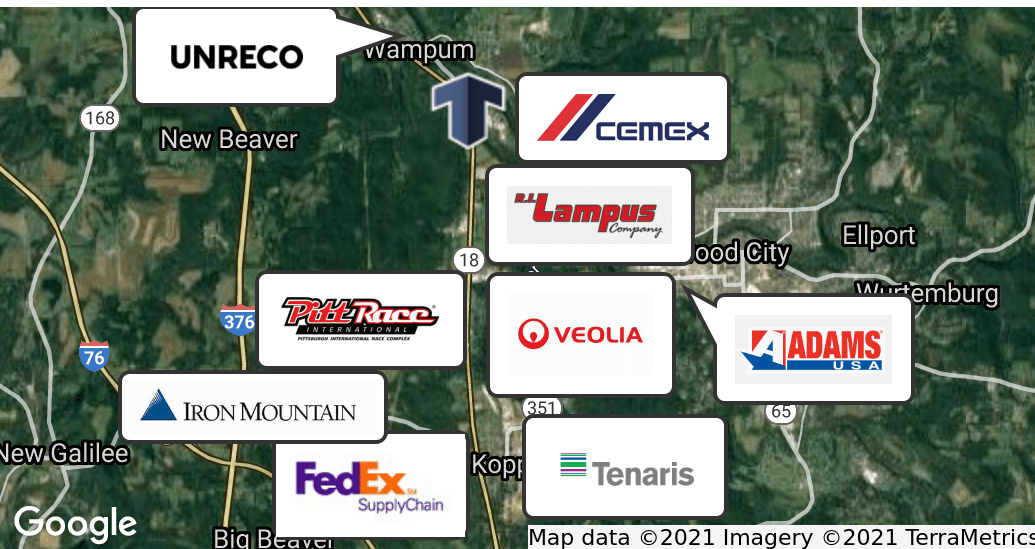
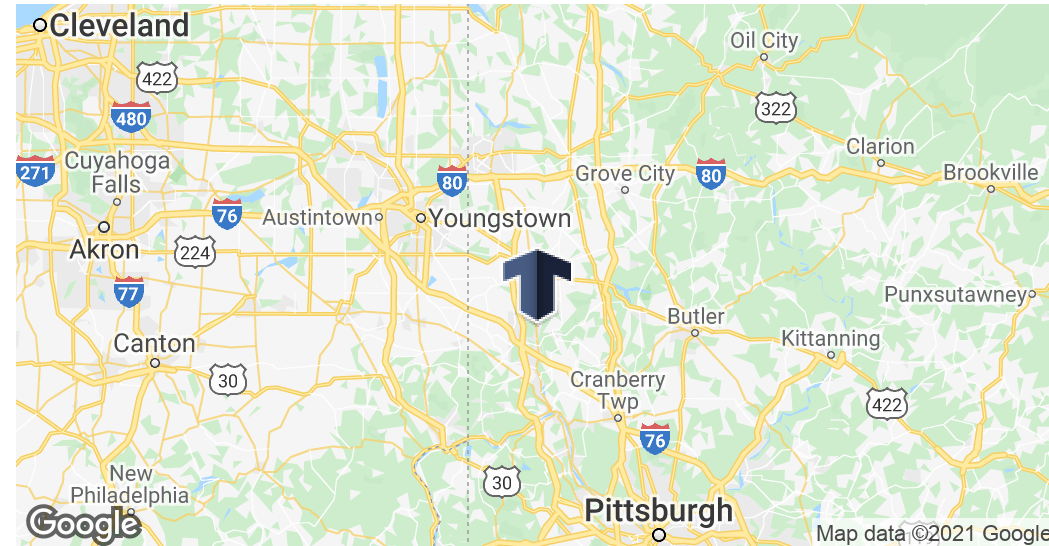
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## KEY LOCATION

### GREAT PROXIMITY

- 4.1 miles to PA Turnpike (I-76)
- 5.5 miles to I-376
- 16 miles to I-79
- 25 miles to I-80
- 28 miles to Youngstown, OH
- 33 miles to Pittsburgh Int'l Airport
- 40 miles to Downtown Pittsburgh, PA
- 47% of USA Population within 8-Hour Drive



### NOTEWORTHY NEIGHBORS

- CEMEX USA (NYSE: CX)
- FedEx Supply Chain (formerly GENCO)
- Iron Mountain (NYSE: IRM)
- Tenaris (NYSE: TS)
- Veolia (OTCMKTS: VEOEY)
- Universal Refractories Corp
- Pittsburgh International Race Complex
- Adam's Manufacturing

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## SERVICE & SECURITY



### PROFESSIONALLY STAFFED

Our hands-on ownership, on-site management team and facility staff of 10 dedicated employees boast a combined 100 years of subsurface development, logistics expertise, and handling services.



### SECURE FACILITY

- Call-for-access gated entrances
- 24-hr video surveillance
- Protection from the elements & natural disasters
- Fire-proof rooms
- Sprinkler system
- Additional security enhancement options



### SERVICES OFFERED

- Warehouse management
- Inventory control
- Shipping and receiving
- Pallet consolidation
- Material sorting
- Floor loading
- Order fulfillment

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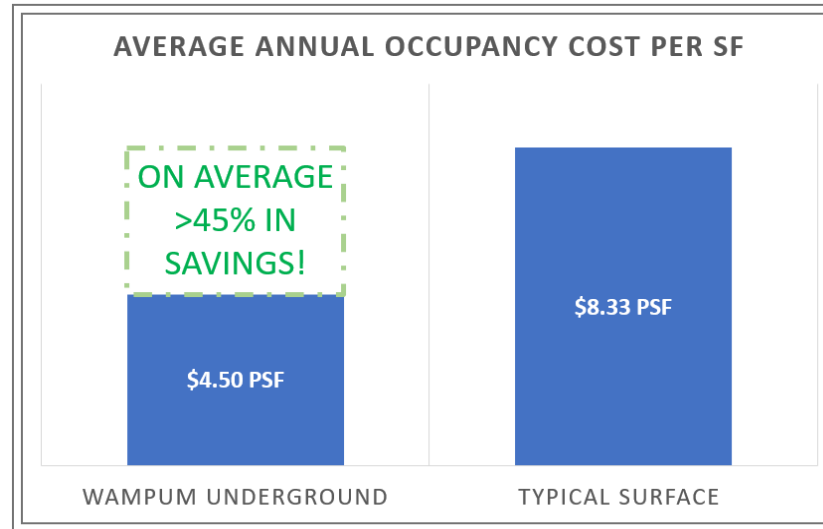
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## COST SAVINGS



## COST COMPARISON - WAMPUM UNDERGROUND VS. SURFACE BUILDING

+/- 25,000 SF	WAMPUM UNDERGROUND	TYPICAL SURFACE BUILDING
BASE RENT	\$3.50 - \$5.00 PSF	\$5.00 - \$7.00 PSF
UTILITIES	\$0.25 (Electric)	\$0.75 - \$1.25 PSF
SECURITY	Included in Base Rent	\$0.05 - \$0.10 PSF
CAM	Included in Base Rent	\$0.25 - \$0.40 PSF
REAL ESTATE TAXES	Included in Base Rent	\$0.50 - \$1.00 PSF
INSURANCE	Included in Base Rent	\$0.15 - \$0.20 PSF
<b>GROSS</b>	<b>\$3.75 - \$5.25 PSF</b>	<b>\$6.70 - \$9.95 PSF</b>

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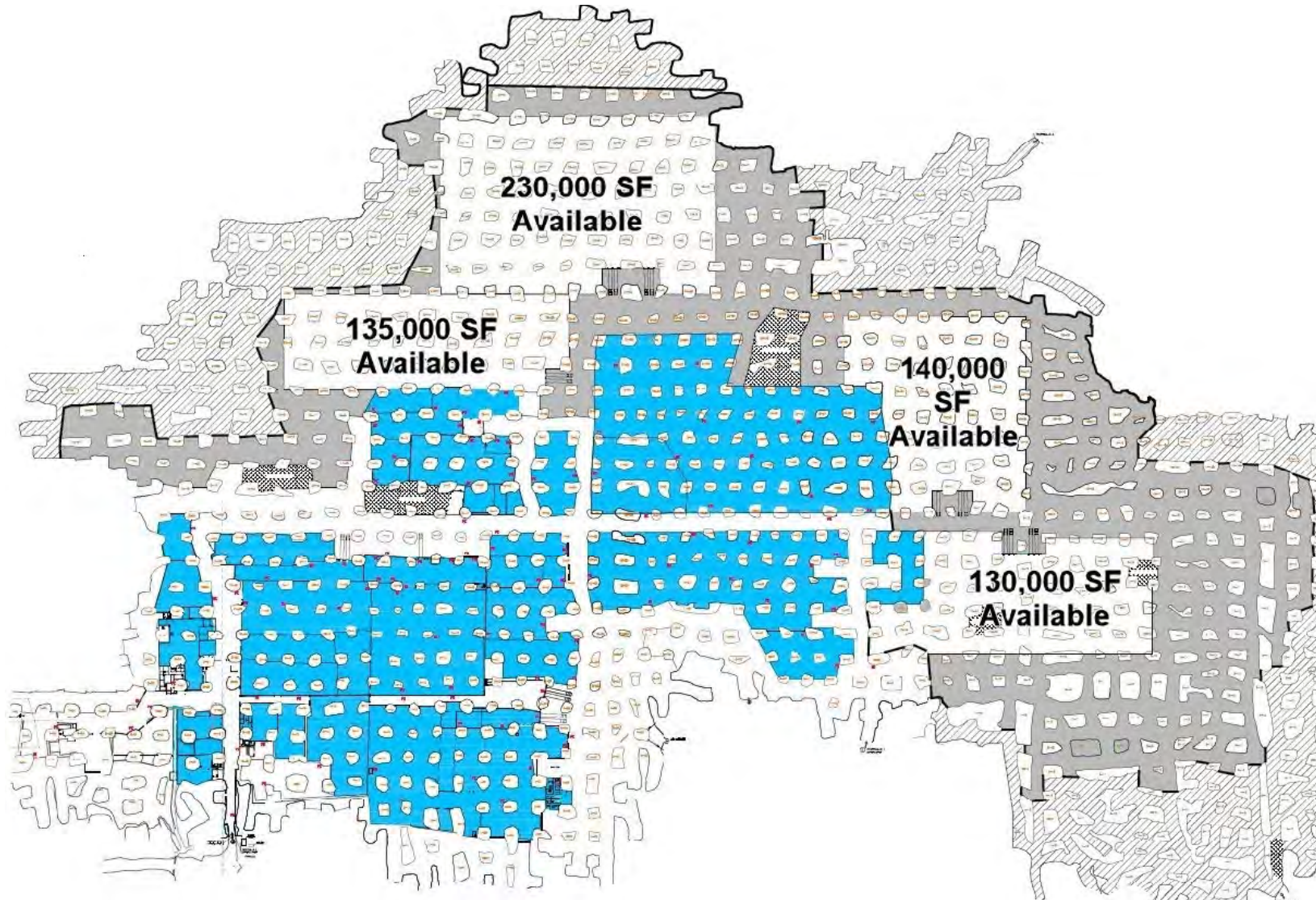
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## PLANS



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## LEASE SPACES



### LEASE INFORMATION

Lease Type:	Modified Gross	Lease Term:	Negotiable
Total Space:	10,000 - 635,000 SF	Lease Rate:	\$3.50 - \$5.00*

### AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
Expansion A	10,000 - 135,000 SF	Modified Gross	\$3.50 - \$5.00 SF/yr
Expansion B	10,000 - 230,000 SF	Modified Gross	\$3.50 - \$5.00 SF/yr
Expansion C	10,000 - 140,000 SF	Modified Gross	\$3.50 - \$5.00 SF/yr
Expansion D	10,000 - 130,000 SF	Modified Gross	\$3.50 - \$5.00 SF/yr

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## TARGETED INDUSTRIES

A graphic representing e-commerce, showing a blue wireframe globe with glowing nodes and connecting lines against a dark blue background.


**E-COMMERCE**

A photograph of a wine cellar with rows of wooden barrels on shelves and one barrel on a stand in the center aisle.

**FOOD & BEVERAGE STORAGE**

A photograph of a person's hand adjusting a dial on a piece of medical equipment in a clinical setting.

**PHARMACEUTICALS  
&  
MEDICAL DEVICES**

A photograph of a large, heavy-duty metal safe with its door open, showing internal compartments and a large wheel handle.

**STORAGE**

A photograph of a modern, brightly lit industrial manufacturing facility with various machines and equipment.

**LIGHT MANUFACTURING  
&  
ASSEMBLY**

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## ADDITIONAL PHOTOS



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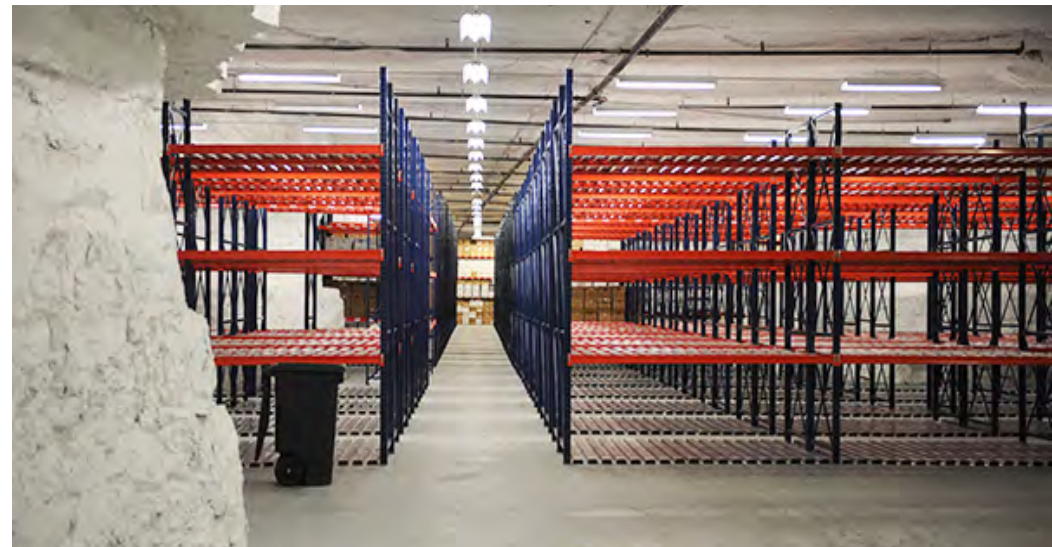
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