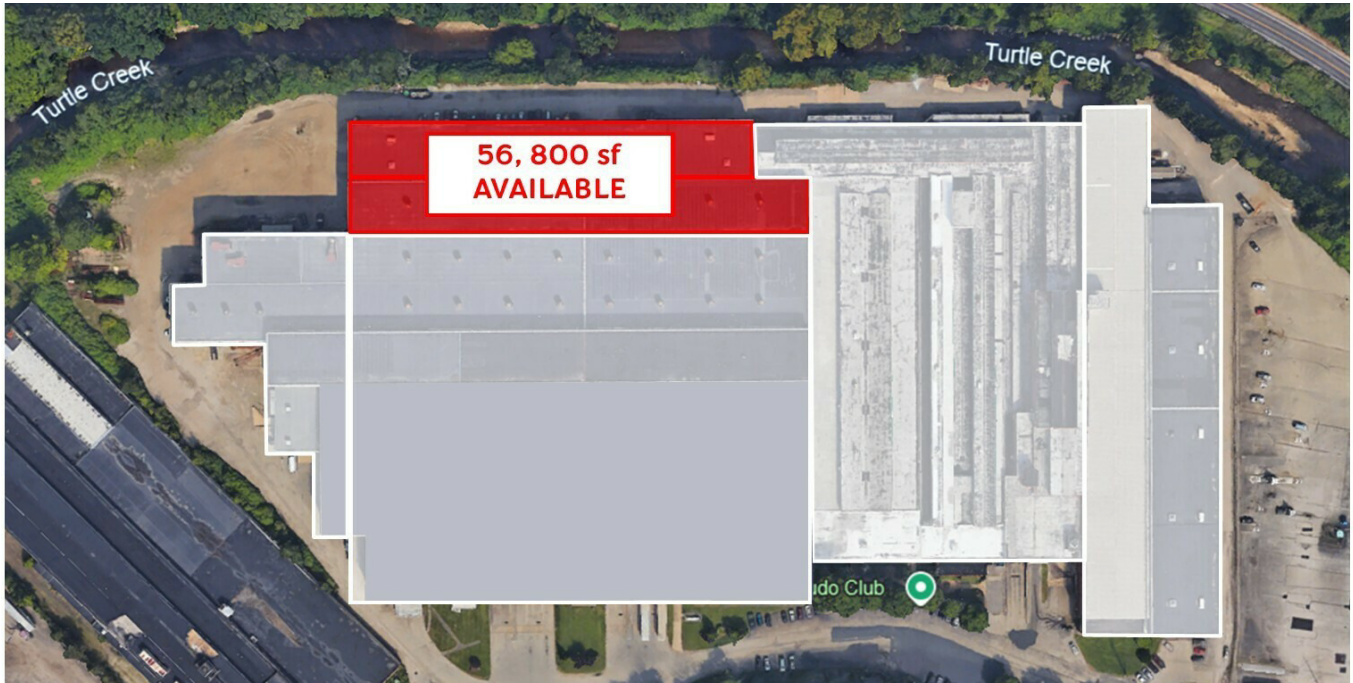


FOR LEASE



Trafford Commerce Center

2500 Commerce Circle, Trafford, PA 15085

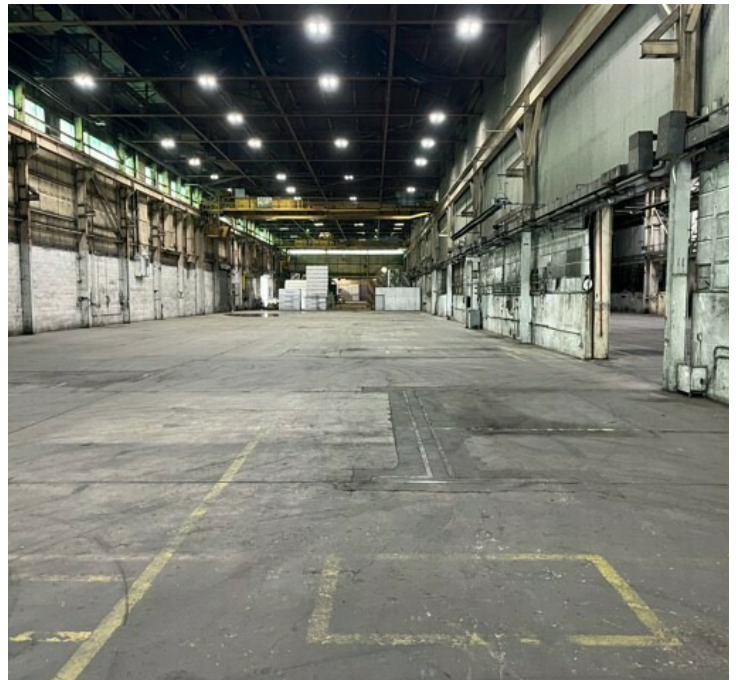


LOCATION DESCRIPTION:

Trafford Commerce Center is located off of PA Route 130 in Westmoreland County on the Allegheny County border. Convenient access to major highways and intermodal facility.

AVAILABLE SPACE HIGHLIGHTS:

- 56,800 SF Warehouse/Manufacturing Space For Lease
- 25' Ceiling Height
- Three (3) Dock Doors & Two (2) Drive-in Doors
- One (1) 15/5-ton crane & Three (3) 5-ton cranes
- Sprinklered
- LED Lighting
- 480 Volt 600 Amp Power
- Room For Expansion
- All Municipal Utilities
- Lease Rate: \$4.79/SF/yr (Net)



PRESENTED BY:

BOB CORNELL

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

RAY THIMONS

O:412.391.3500 | C:412.638.1681
rthimons@penncom.com



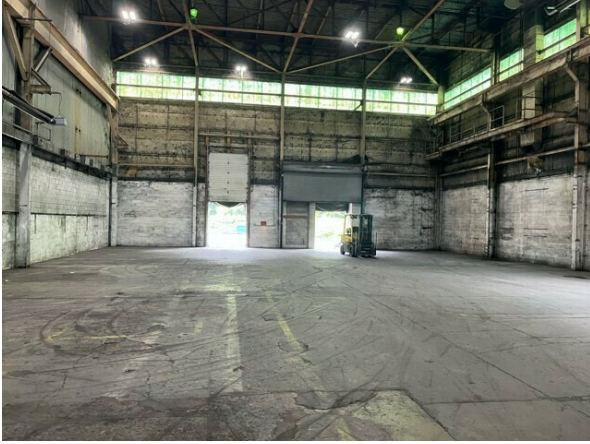
**PENNSYLVANIA
COMMERCIAL
REAL ESTATE INC.**

FOR LEASE



Trafford Commerce Center

2500 Commerce Circle, Trafford, PA 15085



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**PENNSYLVANIA
COMMERCIAL
REAL ESTATE INC.**

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

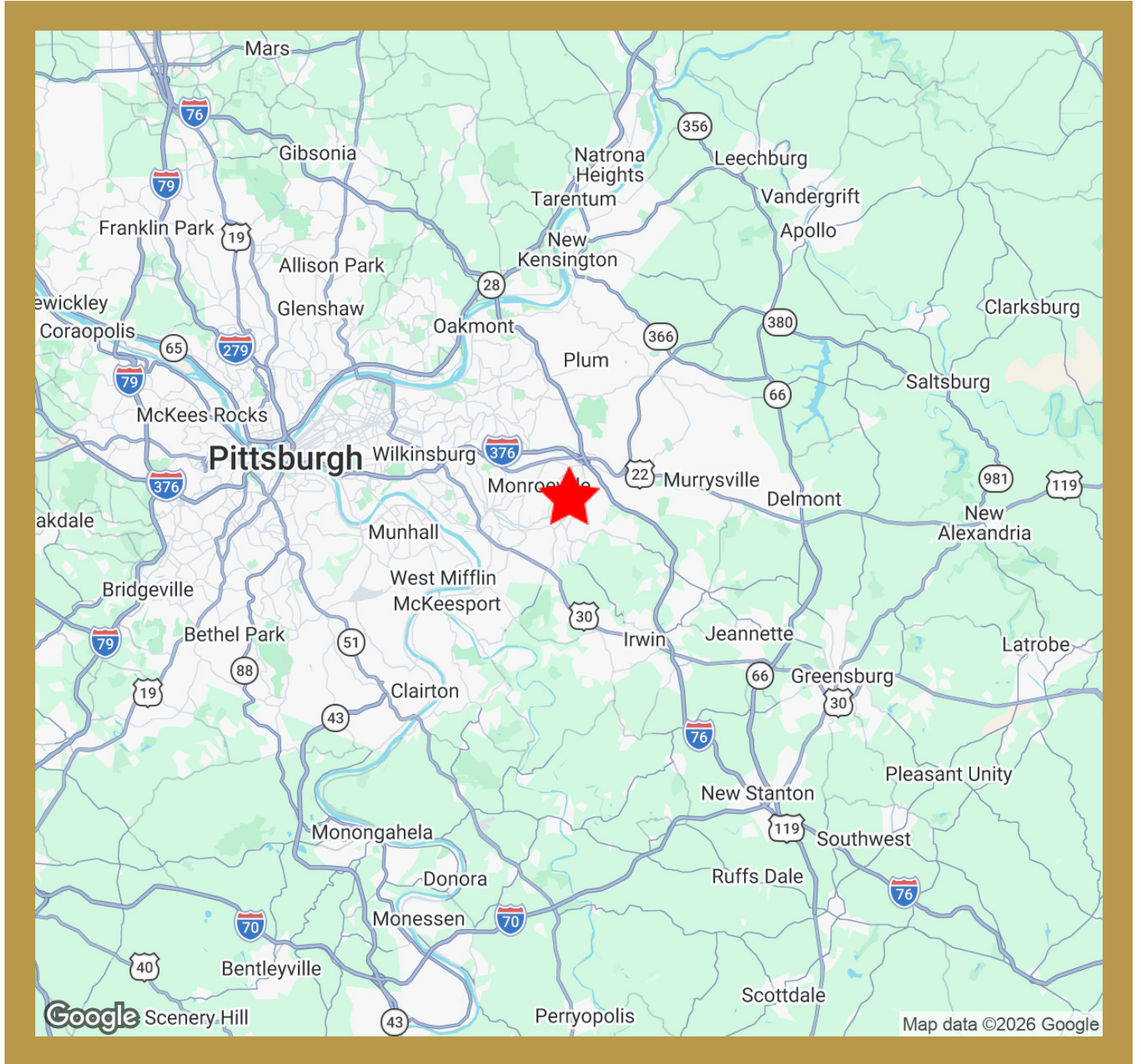
PENNCOM.COM

FOR LEASE



Trafford Commerce Center

2500 Commerce Circle, Trafford, PA 15085



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PENNCOM.COM

TRAFFORD COMMERCE CENTER - Wireco
 2500 Commerce Cr
 Trafford PA 15085

Township/Boro/Ward	County	Building Number
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Trafford	Westmoreland	2500
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8" Concrete floors, radiant heaters, dry sprinkler, all util. Submetered. CAM charge: \$0.12/sf. RE Tax: \$0.13/SF. Insurance: \$0.13/SF. Three (3) 5-ton cranes and one (1) 15/5-ton crane.

Building and Land Data

Gross SF: 706,126
 Floors: 1
 Dimensions: 60'x550', 70'x340'
 Lot Size: 70 acres
 Parking: 750 spaces
 Ind. Intended Use: Mfg & Whse
 Ind Present Use: Mfg & Whse
 Year Built: 1960s
 Year Renv:
 Construction: Masonry

Building Details

Truck Height: 3	Ceiling: 25'
Grade Level: 2	Zoning: Industrial
Column Spacing: Clear	Sprinklers: Y
Elevators: N	Rail: N
Barge: N	Cranes: Y

Utilities

Heat in Warehouse: Y
 Freezer or A/C in Warehouse: N
 HVAC in Office: Y
 Lighting Type: LED
 Electric Company: Duquesne Light
 Amps: 600 Volts: 480 Phase: 3
 Gas Company: Equitable 6"
 Sewer Company: Alcosan 18"-8"
 Water Company: West View 12"

Pricing

Tax Amount:	Office Rental Rate:
Rent per Month:	Warehouse Rental Rate:
Gross/Net: Net	Blended Rental Rate:
Escalations:	Rental Price/SF: \$4.79
Sale Price:	Smallest Division:
Sale Price/SF:	Largest Division::

Availabilities

Available SF: 56,800	Office SF: 2,000	Warehouse SF: 54,800	Possession Date: 1 month
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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.