

FOR SALE OR LEASE

230 WESTEC DRIVE

Westmoreland Technology Park I

Mount Pleasant, Pennsylvania 15666



- ✦ **45,000 SF state-of-the-art warehouse industrial building for lease or for sale**
- ✦ ±40,901 SF warehouse space
- ✦ ±4,099 SF office space
- ✦ 9.22 acres
- ✦ Pre-engineered acreage will accommodate expansion of up to 70,000 SF
- ✦ 22' to 28' ceiling heights
- ✦ 30 4x4 highly reflective skylights in the warehouse
- ✦ Three 8x10 dock high doors with levelers, seals and dock lights and one 14x14 drive-in door with dock lights
- ✦ Parcel ID 47-05-00-0-056
- ✦ Floor load exceeds 400 PSF
- ✦ Abundant parking in both front and rear
- ✦ **Great location within a few miles from both UPS and FedEx hubs**
- ✦ Fluorescent lighting with motion detectors in all areas
- ✦ Efficient lighting system; type T8 bulbs in office and type T5 bulbs in warehouse
- ✦ R-30 insulated building
- ✦ Highly efficient hydronic floor radiation heating system
- ✦ AirMax ventilation system
- ✦ 1200 amp 277/480 volt 3 phase with step-down transformers
- ✦ **Pertinent property information is available if a Confidentiality Agreement is signed by the prospective buyer and broker**
- ✦ **FOR LEASE AT \$7/SF, NNN**
- ✦ **FOR SALE AT \$2,900,000**

EXCLUSIVELY OFFERED BY:

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