

Findlay Industrial Park

155 Solar Drive
Findlay Township, Imperial, PA 15126
Allegheny County



BUILDING SPECIFICATIONS

TOTAL SPACE PROPOSED: 82,944 square feet

LAND AREA: 13 ± acres

ZONED: LI – Light Industrial

OFFICE: Based on Tenant's requirements

CONSTRUCTION: Single story rigid steel frame construction with combination of decorative masonry block and pre-cast insulated concrete panel, R-12

ROOF: 20 gauge metal steel decking insulated, EPDM roof system

CLEARANCE UNDER BEAM: Approximately 32' under main roof beams at its highest point, 30' clearance at its lowest point in warehouse

COLUMN SPACING: 48' x 48'

LIGHTING:

WAREHOUSE – T-5 six (6) lamp high output light fixture in each 625 square feet of space

OFFICE – Three-tube 18-cell parabolic 2' x 4' recessed fixtures

TRUCK DOORS: Landlord allowance is one (1) vertical lift manually operated dock door with dock bumpers for each 10,000 square foot of space leased. Additional dock doors, levelers, seals and dock lights would be for Tenant's account

FLOOR: 6" reinforced concrete, sealed and hardened over compacted fill at dock height

ELECTRICAL: 480/277 volt, 3-phase, 4-wire service

SPRINKLER: ESFR System

H.V.A.C.: Offices are separately heated and air-conditioned. Warehouse is equipped with gas-fired, thermostatically controlled unit heaters to provide 50°F inside temperature at 0°F outside temperature

UTILITIES:

Electric – Duquesne Light Company

Gas – Columbia Gas Company

Water – Findlay Municipal Authority

Sewer – Findlay Municipal Authority

TELEPHONE: Armstrong

REAL ESTATE TAXES: Estimated at \$1.25 per square foot per year

INSURANCE: Estimated \$.05 per square foot per year for ordinary hazard

CAM CHARGE: Estimated \$.75 per square foot

AVAILABLE: Immediate

For More Information or to Schedule a Tour:
412.422.9900 • realestategroup@buncher.com