

Jackson's Pointe Commerce Park

Building 2000
2010 Jackson's Pointe Court
Zelienople, PA 16063
Butler County



BUILDING SPECIFICATIONS

TOTAL SPACE: 73,422 ± square feet

AVAILABLE SPACE: 41,644 ± square feet

ZONED: CC/Commercial Corridor

WAREHOUSE: 41,644 ± square feet

OFFICE: To be determined

CONSTRUCTION: Exterior pre-cast structural concrete panels with interior rigid steel frame construction

ROOF: 20 gauge galvanized steel decking insulated, single membrane rubber roof system

CLEARANCE UNDER BEAM: Approximately 30' under main roof beams in warehouse

COLUMN SPACING: 48' x 48'

LIGHTING:

WAREHOUSE – T-5 high output, 6 lamp fixtures.

Allowance one (1) in each 625 square feet of space

TRUCK DOORS: One (1) 8' x 10' vertical lift manual overhead door at dock height (52" +) with dock bumpers for each 10,000 square feet of space leased

DOCK LEVELERS/DOCK SEALS: Dock levelers and dock seals are an extra cost, which 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: Complete ESFR sprinkler system

H.V.A.C.:

WAREHOUSE – Heat to provide 72° F inside temperature at 0° F outside temperature; air-conditioning to provide 16° F differential in summer

OFFICE – Heat to provide 72° F inside temperature at 0° F outside temperature; air-conditioning to provide 16° F differential in summer

UTILITIES:

Electric – First Energy

Gas – Peoples Natural Gas Company

Water – PA American Water Company

Sewer – Butler County Sanitary Authority

TELEPHONE: Verizon

REAL ESTATE TAXES: Estimated taxes for comparable buildings within the park are approximately \$1.30 per square feet per year based on a full assessment

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

CAM CHARGE: Currently estimated at \$.60 per square foot per year of space leased

AVAILABLE: Immediate

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