

Jackson's Pointe Commerce Park

Building 1000
 1040 Jackson's Pointe Court
 Zelienople, PA 16063
 Butler County



BUILDING SPECIFICATIONS

TOTAL SPACE: 69,120 ± square feet
AVAILABLE SPACE: 17,896 ± square feet
ZONED: CC/Commercial Corridor
WAREHOUSE: 14,650 ± square feet
OFFICE: 3,246 ± square feet
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: Two (2) 8' x 10' vertical lift manual overhead door at dock height (52" +) with dock leveler, bumpers and seals. One (1) 14' x 40' prefabricated concrete drive-in ramp with OSHA approved guardrails on each side with one (1) automatic 12' x 12' overhead door
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 – The warehouse area is separately heated and air conditioned with four (4) 15-ton Carrier roof top units with primary supply and return ductwork.
 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
FIBER: Verizon, DQE Communications, Armstrong Cable
REAL ESTATE TAXES: Estimated taxes for comparable buildings within the park are approximately \$1.13 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 \$.78 per square foot per year of space leased

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