



For Lease | 21,898 SF Available

2509 LOVI ROAD

Building #3 & 3A
New Sewickley Twp.

Total Building Size
113,082 SF
Warehouse / Office

BUNCHER
COMPANY

TRI-COUNTY COMMERCE PARK

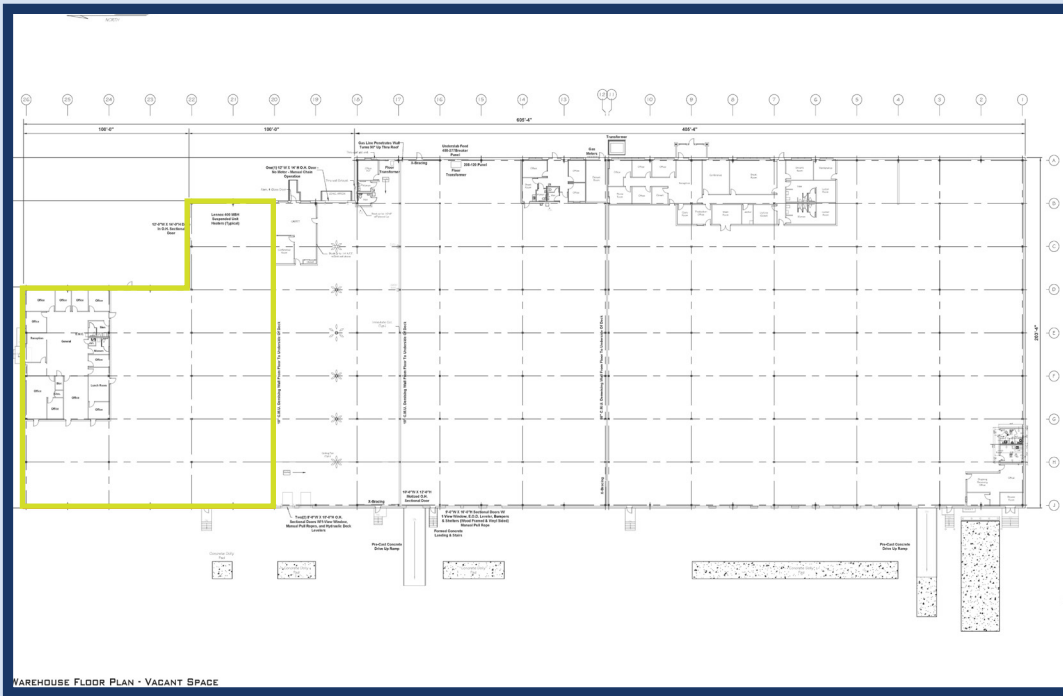
Tri-County Commerce Park is fully developed with close proximity to Route 19, Interstate 79 and the Pennsylvania Turnpike. The property is in near residential communities and has access to an abundant labor forces.

- **Available Space: 21,898**
- Land Area: 13 acres
- Zoned: C-3 Planned Commercial District
- Construction: Single-story rigid steel frame with decorative concrete block with a feature strip of a different color on the exterior
- Clearance under beam: 30'
- Column space: 50' x 25

For more information or to Schedule a Tour

One Waterfront Place,
1251 Waterfront Place, Suite 201, Pittsburgh, PA 15222 | 412.422.9900
gbroujos@buncher.com | jddepaulo@buncher.com

Property Specs



- Lighting:
 - Warehouse - newly installed LED lighting throughout
 - Office - fluorescent, lay-in, recessed fixtures to provide a minimum of 76" candle power at desk level
- Truck Doors: one (1) 8'x10' vertical lift dock doors equipped with dock bumpers, and two (2) automatic 25,000# edge of dock levelers; one (1) 12'x14' manual drive-in overhead door at grade

Location Highlights



- Close proximity to Route 19, Interstate 79 and the Pennsylvania Turnpike
- Nearby residential communities with access to abundant labor forces
- Near Cranberry Township

20 Minute Drive-Time Demographics



Households:
48,829



Population:
123,714



Average Household Income:
\$138,142

Disclaimer:

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