

TRI-COUNTY COMMERCE

BUILDING #6C



For Lease Opportunity

102,729 Sq. Ft. Available April/May 2027

STRATEGIC *Industrial* OPPORTUNITY

114 TRI COUNTY DRIVE, BUILDING #6C | FREEDOM, PA 15042

TRI-COUNTY

is a fully developed park with close proximity to Route 19, I-79, and the PA Turnpike. This property is in close proximity to residential communities and access to abundant labor forces.

LEASE: 102,729 SQ. FT.

Total Building SF:

102,729 SF

Availability:

Available April / May 2027

Zoned:

C-3 Planned Commercial District

Construction:

Rigid steel frame construction with bay spacing of 50' x 50'

Roof:

20 gauge galvanized deck with insulated single rubber membrane

Clearance Under Beam:

50' x 50'

Truck Doors:

One (1) drive-in door, 14' x 16'

Two (2) drive-in doors, 20' x 16'

Fourteen (14) dock doors, 9' x 10'

One (1) compactor door 8' x 8'

Floor:

6" reinforced concrete, sealed & hardened

Lighting:

Warehouse: Six (6) T-5 high output light fixtures in every 625 SF

Office: Fluorescent, lay-in, recessed fixtures to provide a minimum of 50' candle power at desk level

Grade Level Doors:

Three (3)

Electrical:

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

Sprinkler:

Ordinary hazard 125' wet system

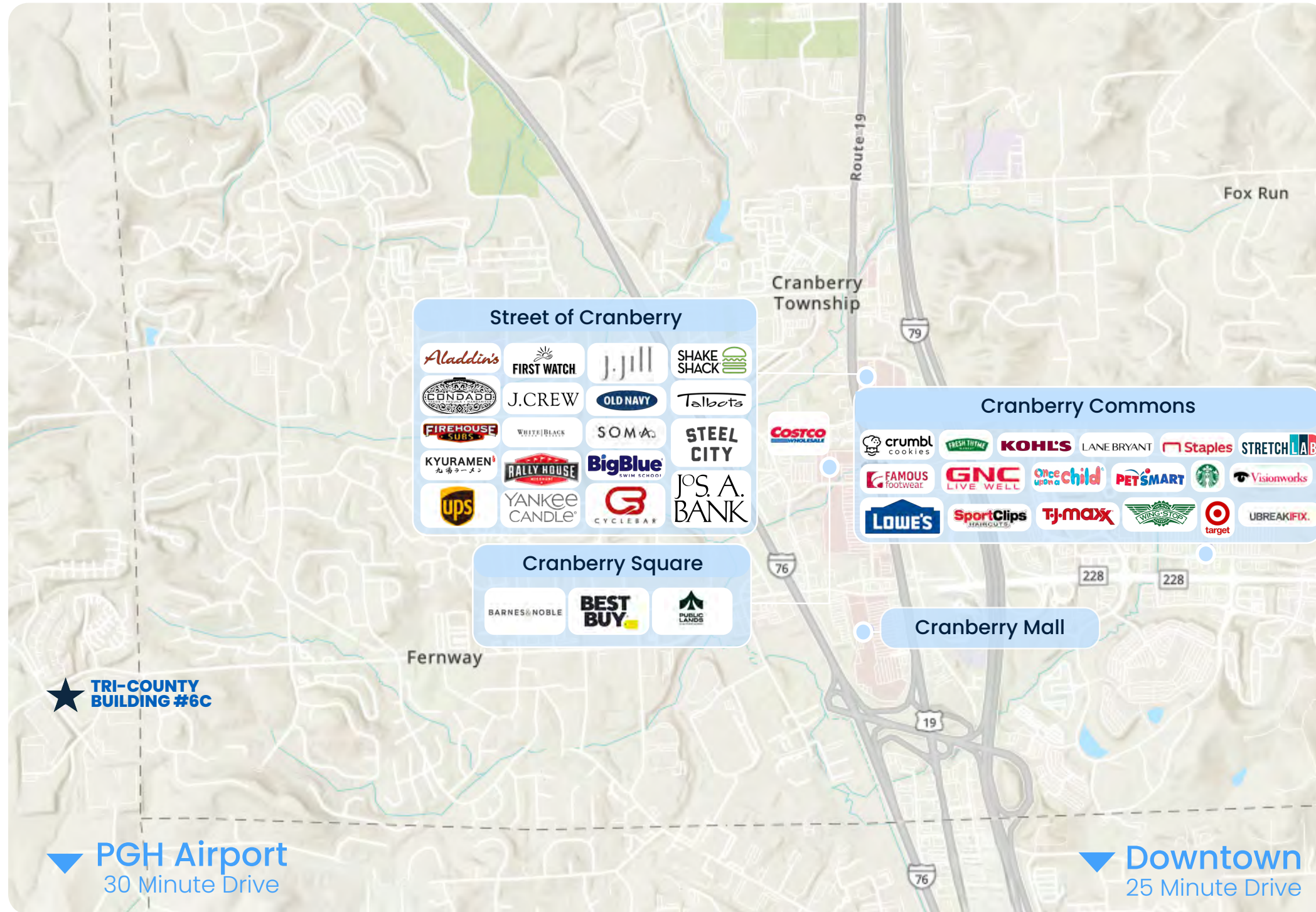
HVAC:

Heat to provide 175°F inside temperature at 0°F outside temperature, air conditioning to provide 16°F differential in summer



LOCATION *Location* LOCATION

FREEDOM | CRANBERRY TOWNSHIP



Nearby AMENITIES

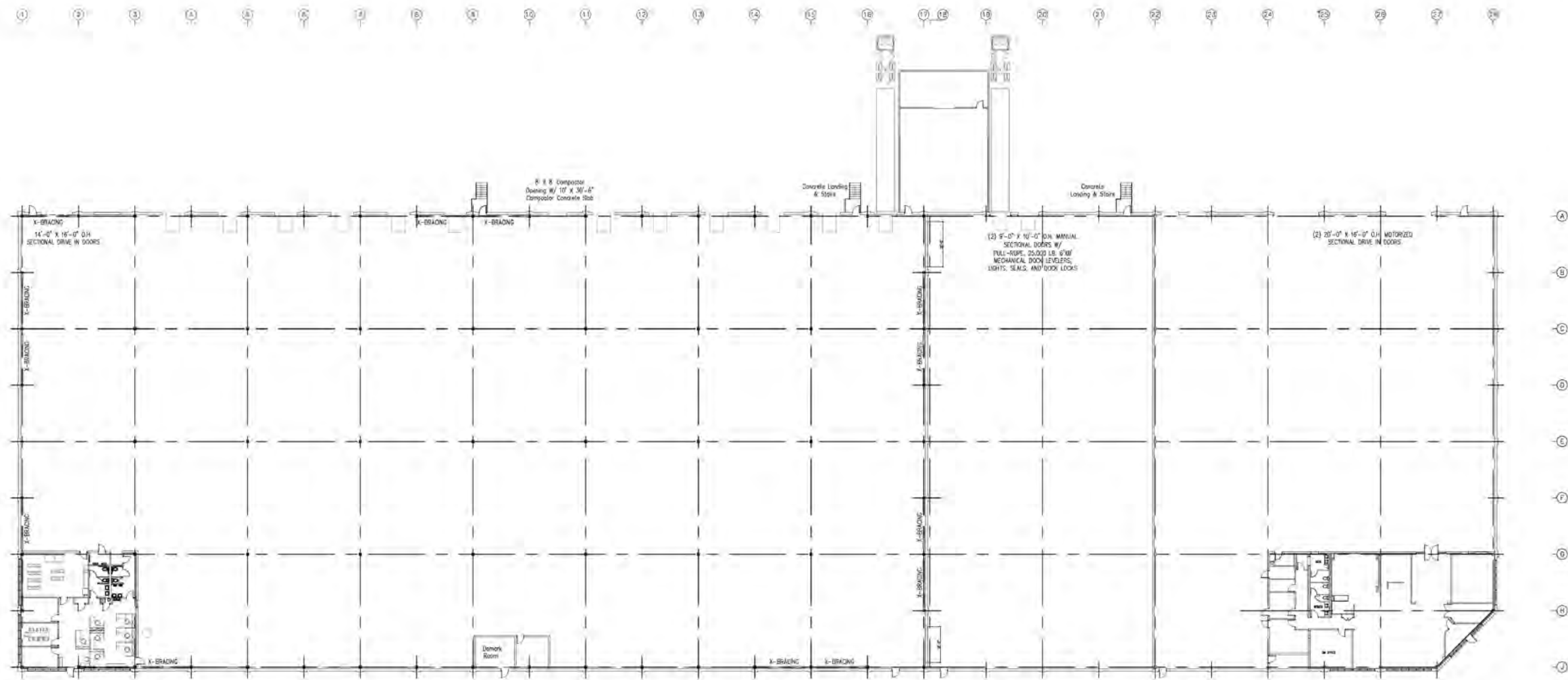
-  RESTAURANTS
-  SHOPPING
-  WORK LIFE PLAY

20-Minute Drive Time DEMOGRAPHICS

-  POPULATION: 102,771 PEOPLE
-  AVERAGE HH. INCOME: \$108,355
-  HOUSEHOLDS: 46,791 HOMES
-  EMPLOYEES: 63,376 EMPLOYEES

FLOOR Plan

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WAREHOUSE FLOOR PLAN
SCALE: 1" = 20'-0"



CONTACT OUR *Team*

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