

**FOR LEASE**  
**29,795 SQ. FT AVAILABLE**



## **TRI-COUNTY COMMERCE PARK – BLDG #7**

108 Commerce Drive  
Freedom, PA 15042

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

**TOTAL BUILDING SQ. FT**  
Warehouse: 26,325  
Office: 3,361



### **LIGHTING**

350-watt metal halide lights



### **ZONED**

C-3 Planned Commercial District



### **CLEARANCE UNDER BEAM**

Approximately 30'



### **COLUMN SPACING**

50' X 50'





# NEARBY NEIGHBORING AMENITIES



## TRI-COUNTY #7



## DEMOGRAPHICS | 20 MINUTE DRIVE



**POPULATION:**  
127,707 PEOPLE



**HOUSEHOLDS:**  
52,327 HOMES

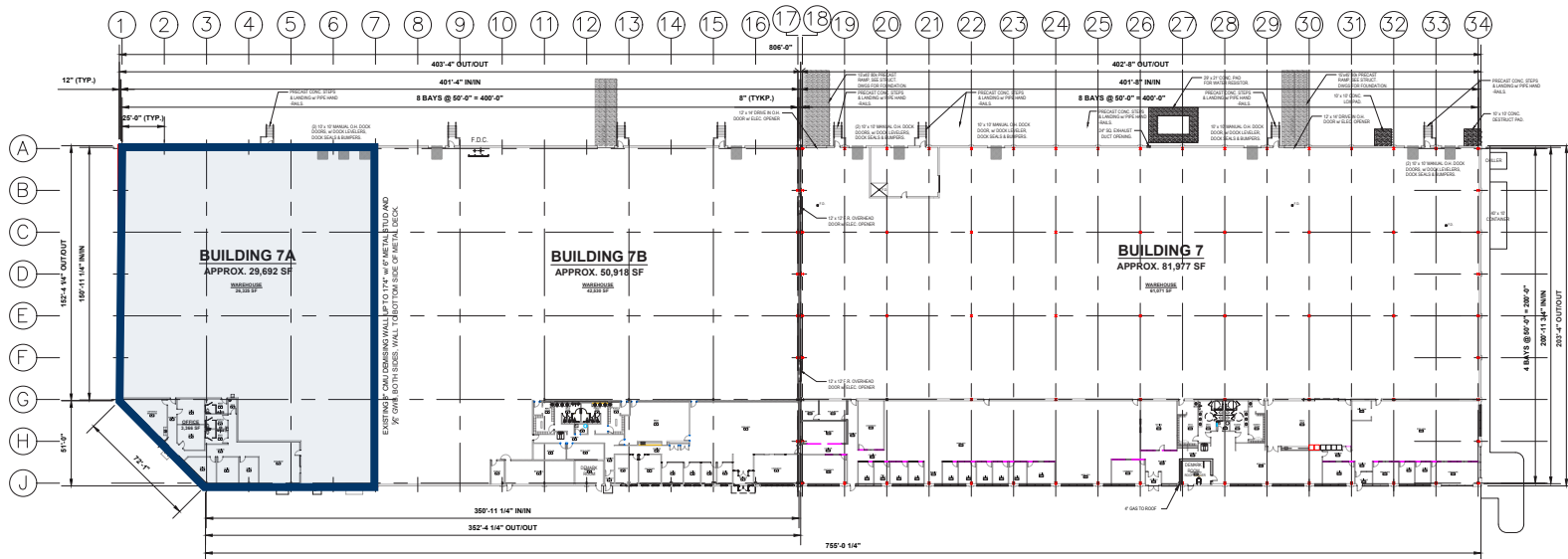


**AVERAGE HH. INCOME:**  
\$151,224



**EMPLOYEES:**  
69,327 EMPLOYEES

Close proximity to **Route 19, Interstate 79, and the PA Turnpike**. Nearby residential communities with access to abundant labor forces, near **Cranberry Township**.



### TRUCK DOORS:

Three (3) 8'x10' vertical lift manual overhead doors at dock height with bumpers  
One (1) overhead drive-in door at grade

### ELECTRICAL:

225A Panel,  
480/277 volt, 3-phase, 4-wire

### SPRINKLER:

Ordinary hazard 125' wet system conforming to N.F.P.A Pamphlet 13

## CONTACT US:

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**BUNCHER**  
COMPANY

Developing with a Purpose.

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