

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

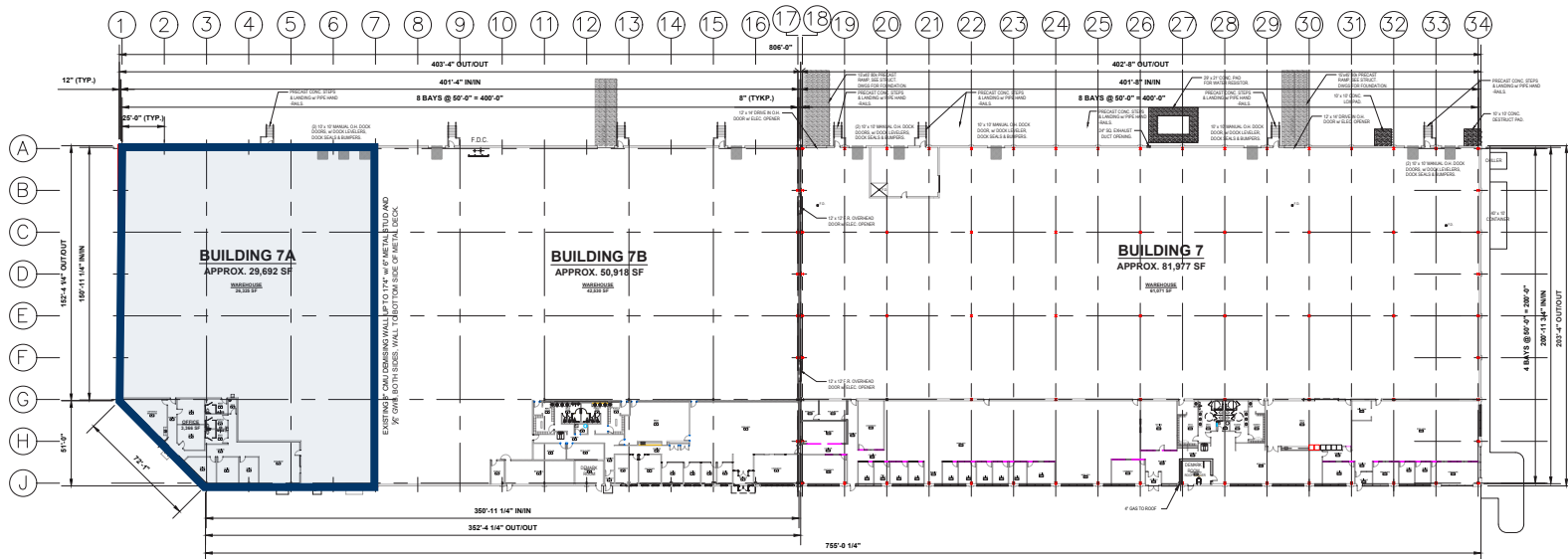


AVERAGE HH. INCOME:
\$151,224



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:

Gregg Broujos
412.422.9900 ext. 227
gbroujos@buncher.com

Jesse Ramey
412.676.9947
jramey@buncher.com

BUNCHER
COMPANY

Developing with a Purpose.

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