

FOR LEASE - \$14.95 PSF NNN

# 801 COMMONWEALTH DRIVE

FLEX BUILDING ON 2.32 ACRES<sub>±</sub>

7,500 SF<sub>±</sub> Office Space  
3,050 SF<sub>±</sub> Warehouse Space

10,550 SF<sub>±</sub> Total Available

**CBRE**

RIDC THORN HILL INDUSTRIAL PARK  
WARRENDALE, PA 15086 | BUTLER COUNTY





# 801 COMMONWEALTH DRIVE

## LOCATION

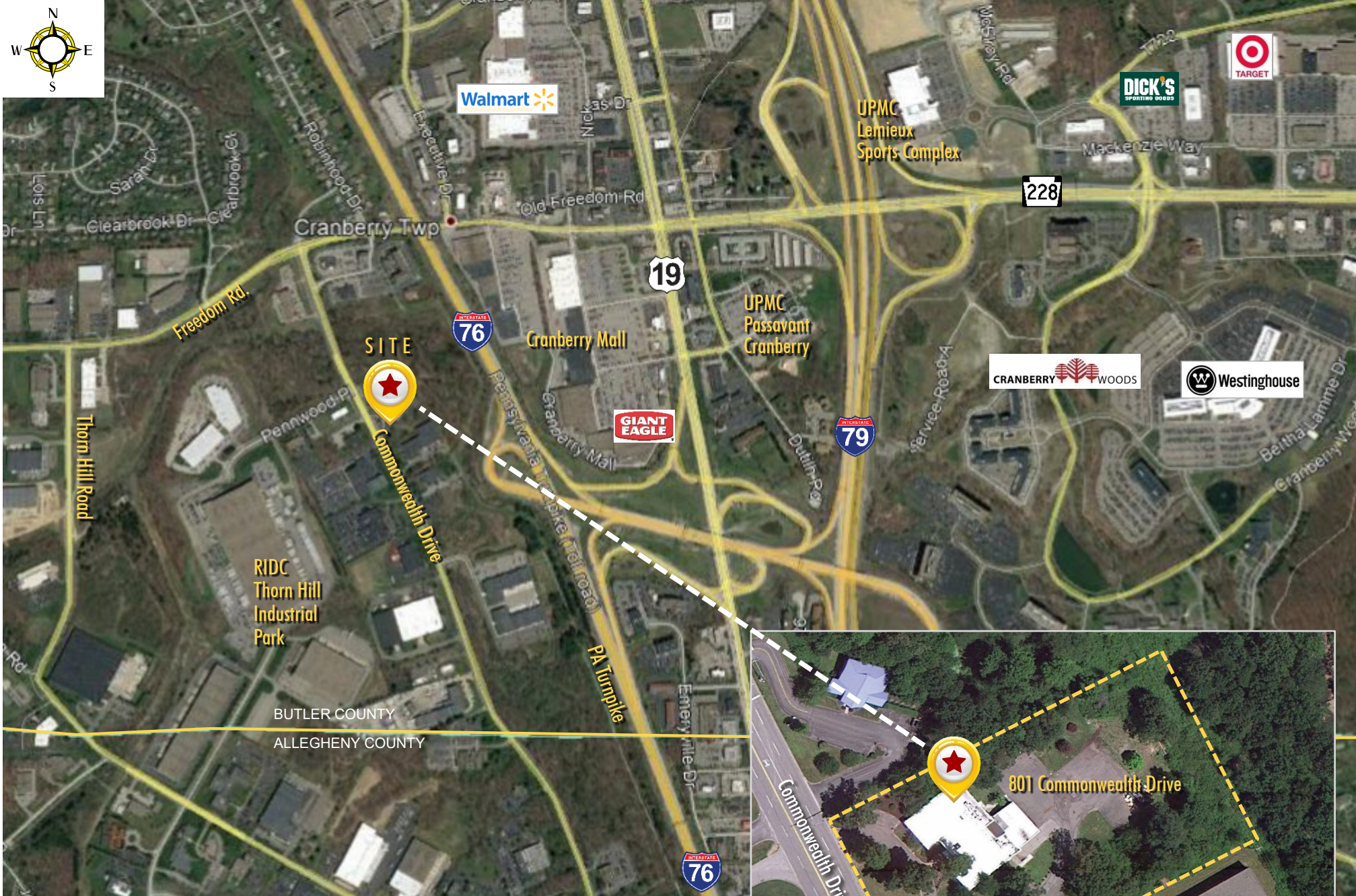
- Three (3) large executive offices
- Eleven (11) medium sized offices
- Large conference room
- Open demonstration room
- Flexible floor plan
- Large kitchen with deck
- Large lot (2.32 Acres±) allows for expansion
- Power: 200-Amp, 280-Volt, 3-phase
- 1 Drive-in/dock door
- 1 Dumpster dock door

**ADDITIONAL EXPENSES: \$2.83 PSF**  
(CAM, building insurance, & real estate taxes)

**PARKING:**  
50 spaces; Ratio of 5 per 1,000 SF

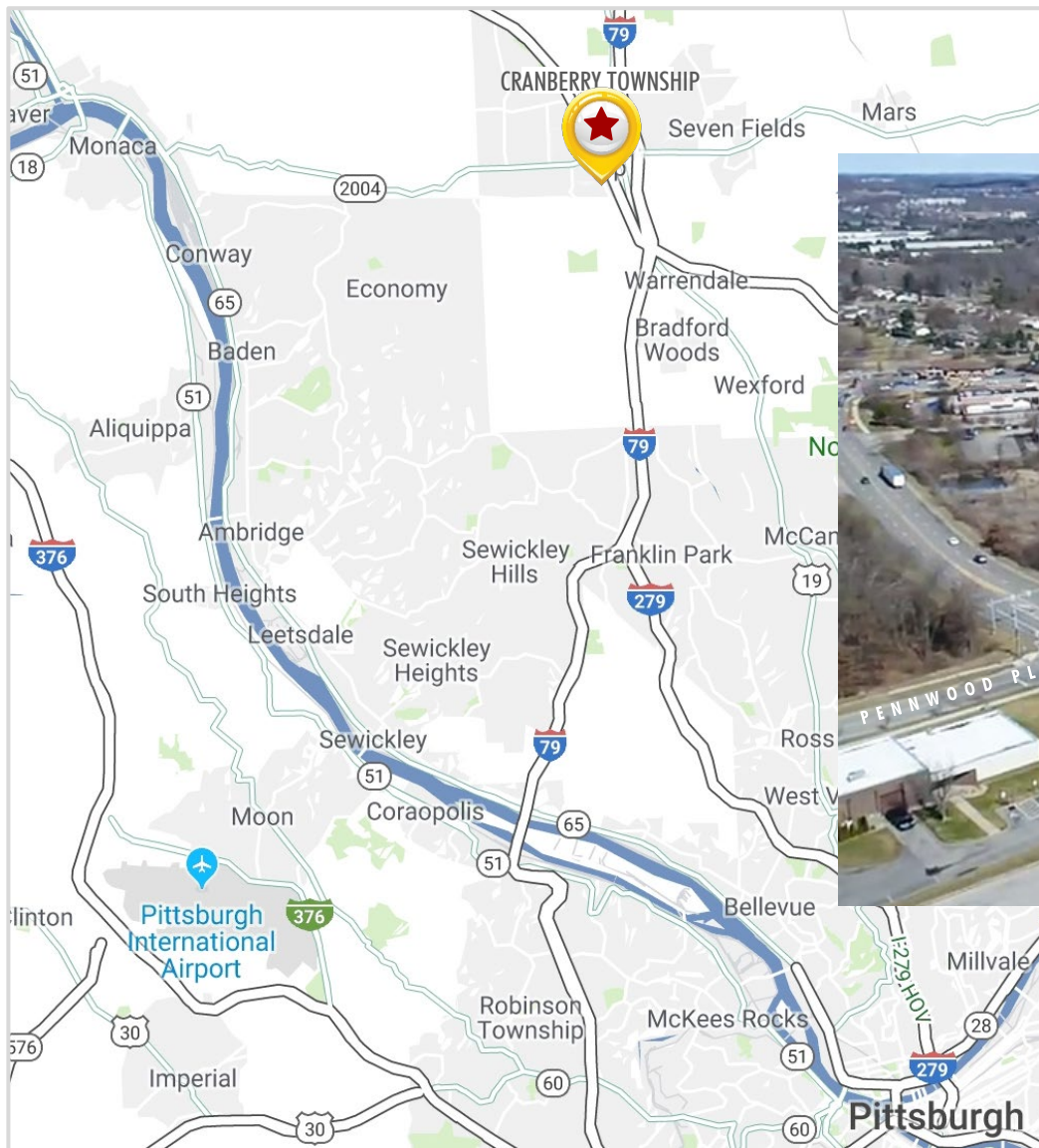
**ZONING:**  
SP-1 Special Growth District





©2023 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.





## LOCATION

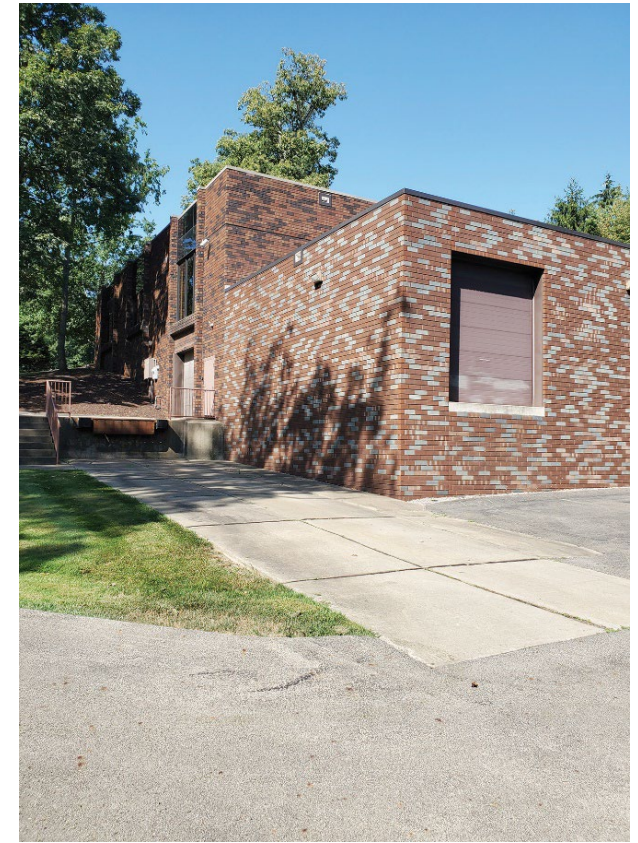
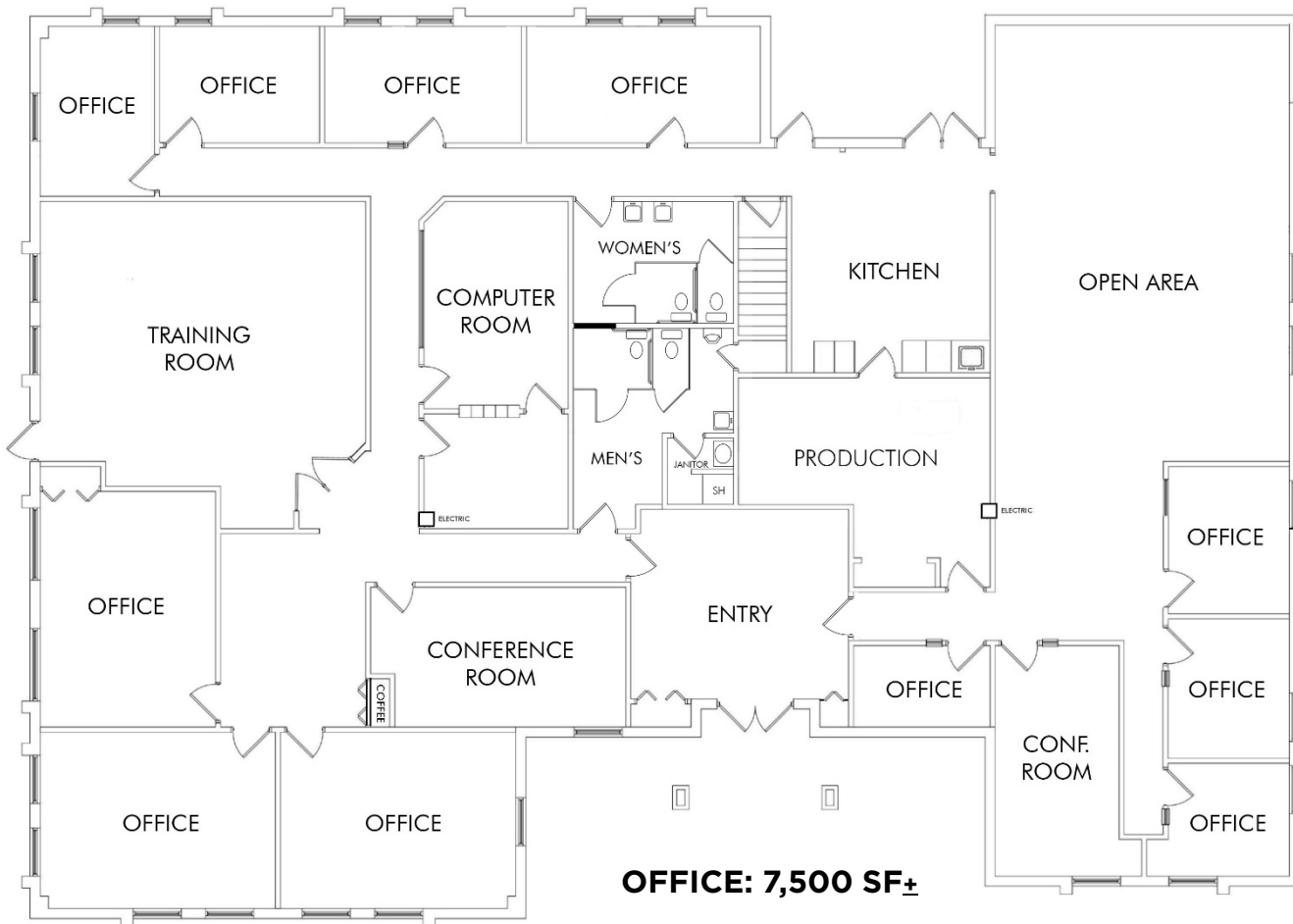
**CBRE**



- 1.2 miles to Interstate 792 miles to the PA Turnpike (I-76)
- Less than 1 mile to Rt. 19 / Rt. 228
- 30 minutes / 20 miles to downtown Pittsburgh







# CBRE

## CONTACT

### KIM CLACKSON

Executive Vice President  
412.471.3018  
kim.clackson@cbre.com

### MATT CLACKSON

Senior Vice President  
412.471.4069  
matt.clackson@cbre.com

### NICOLE CLACKSON ROSSMAN

Senior Associate  
412.471.3385  
nicole.clackson@cbre.com

