

FOR LEASE - \$14.95 PSF NNN

801 COMMONWEALTH DRIVE

FLEX BUILDING ON 2.32 ACRES \pm

7,500 SF \pm Office Space
3,050 SF \pm Warehouse Space

10,550 SF \pm Total Available

CBRE

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



801 COMMONWEALTH DRIVE

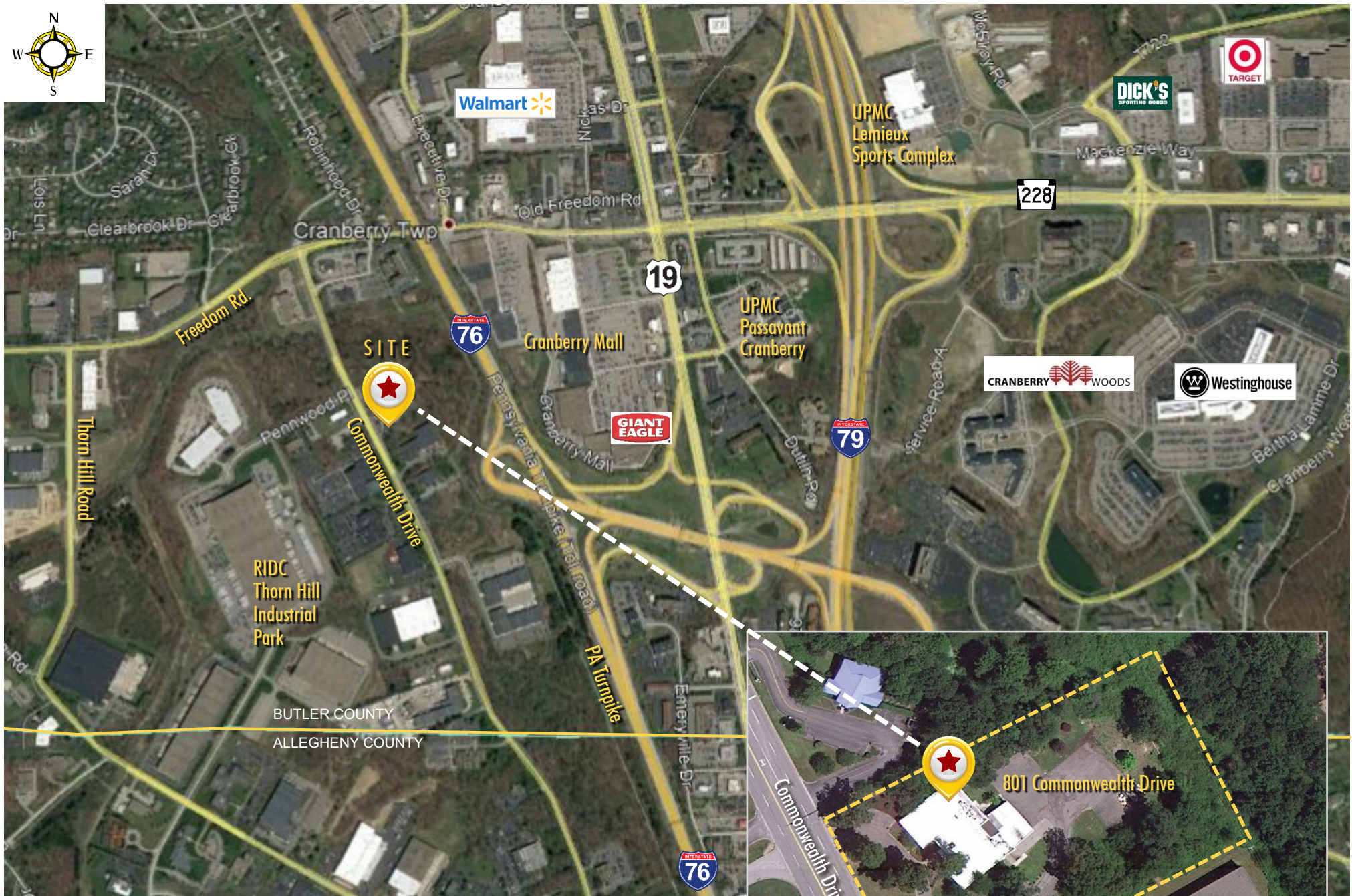
LOCATION

- 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

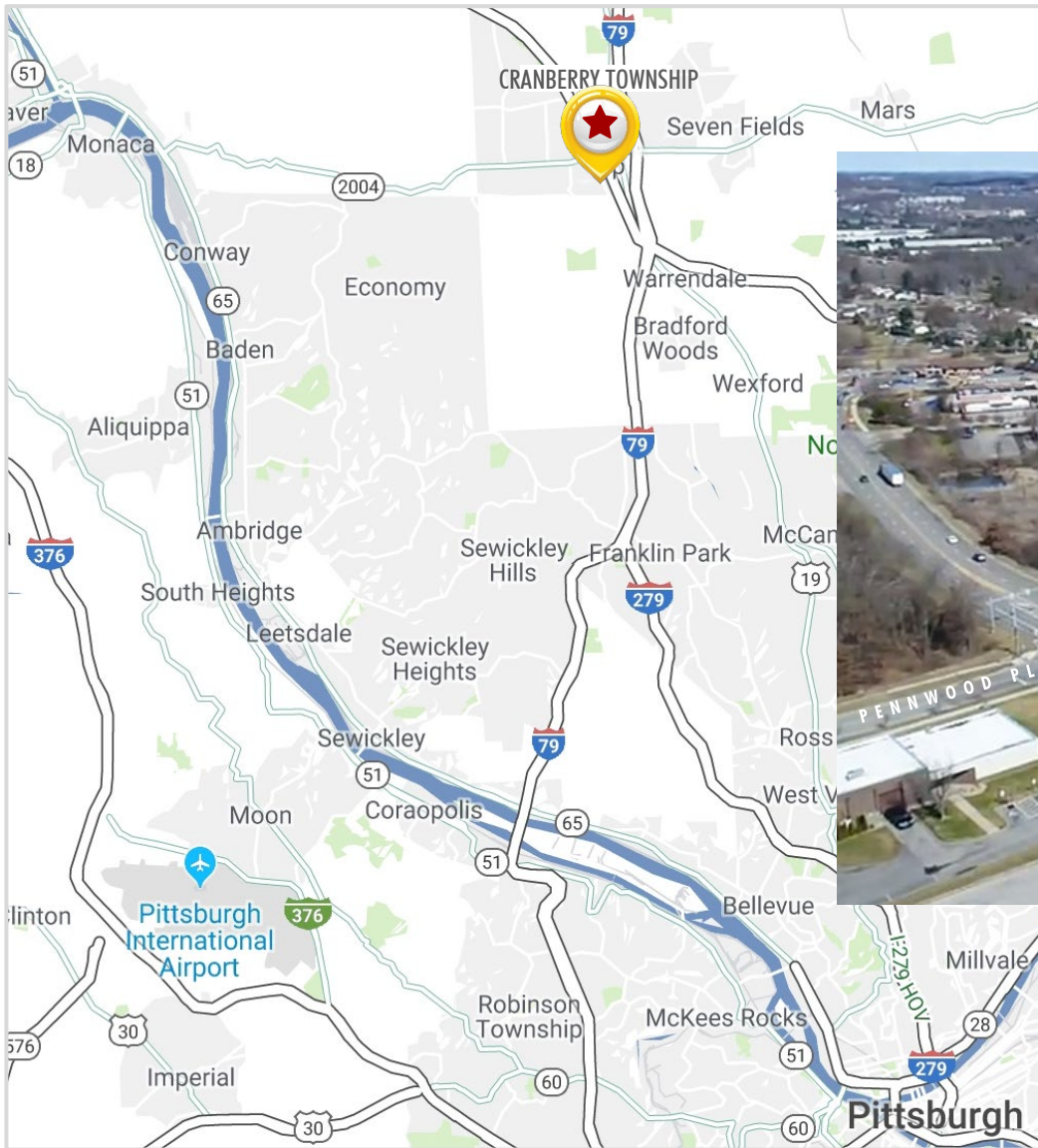
ZONING:
SP-1 Special Growth District



©2022 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.

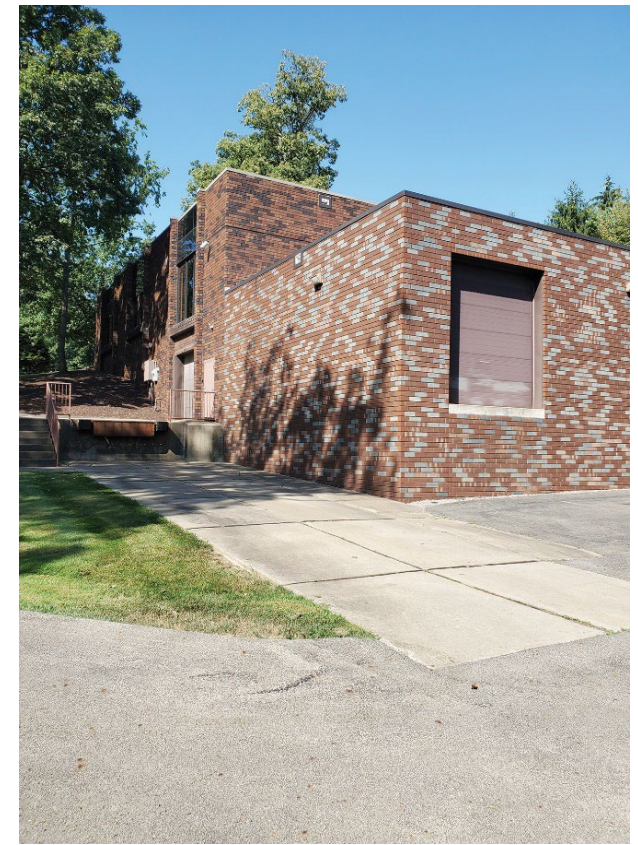
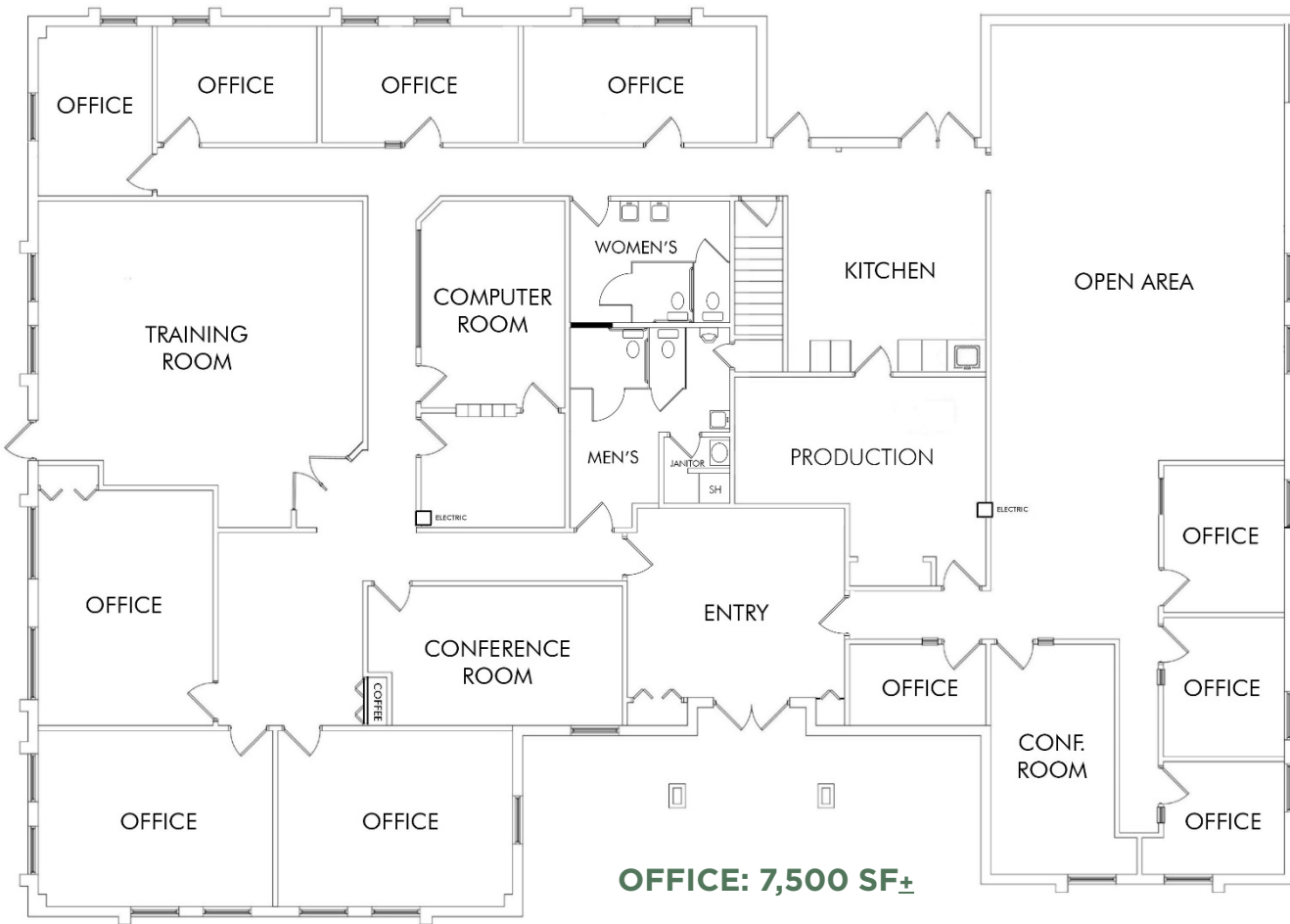
LOCATION

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, SIOR
 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

