

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

[TOUR OFFICE SPACE](#)

[TOUR WAREHOUSE SPACE](#)

CBRE

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



801 COMMONWEALTH DRIVE

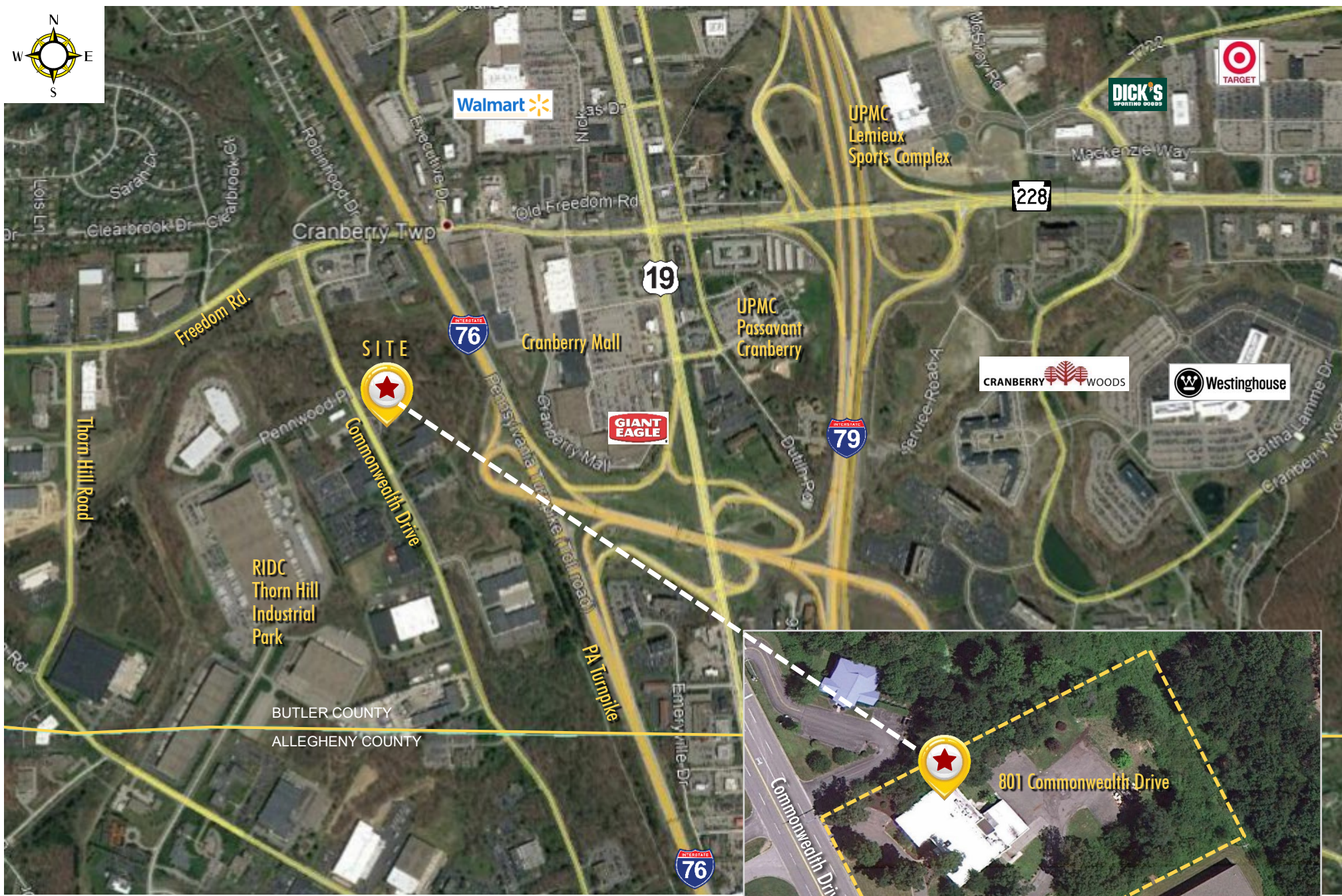
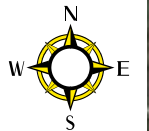
LOCATION

- 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

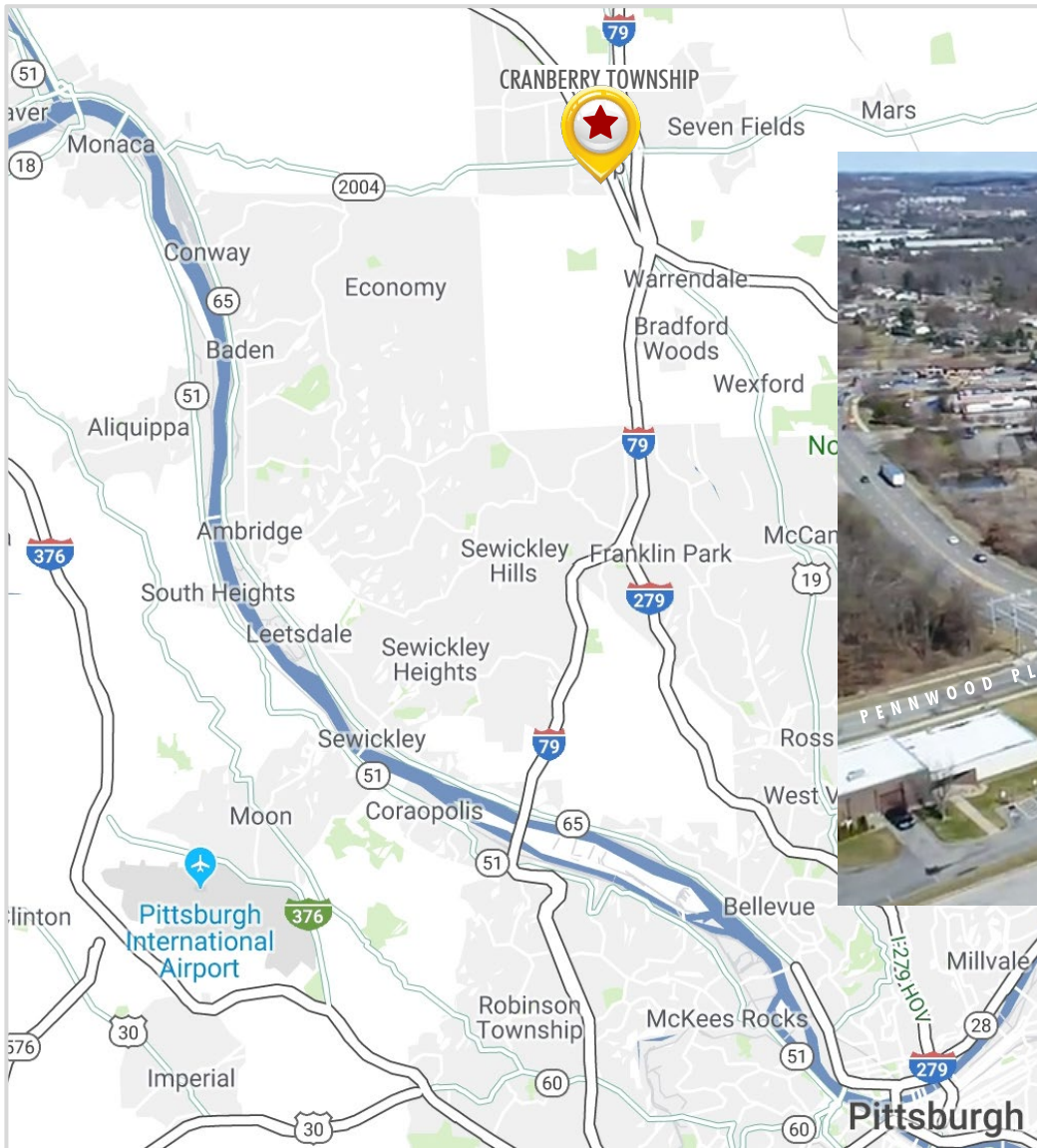
ZONING:
SP-1 Special Growth District



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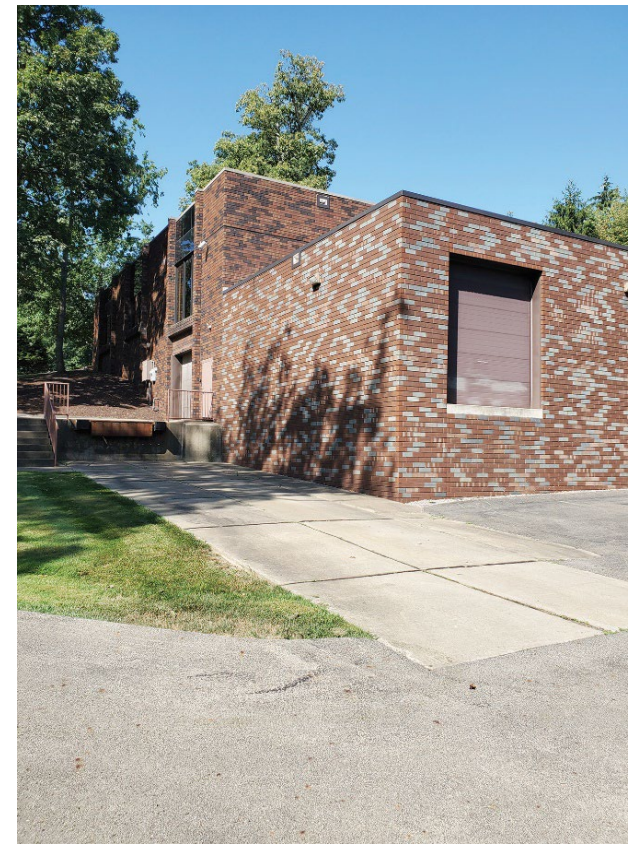
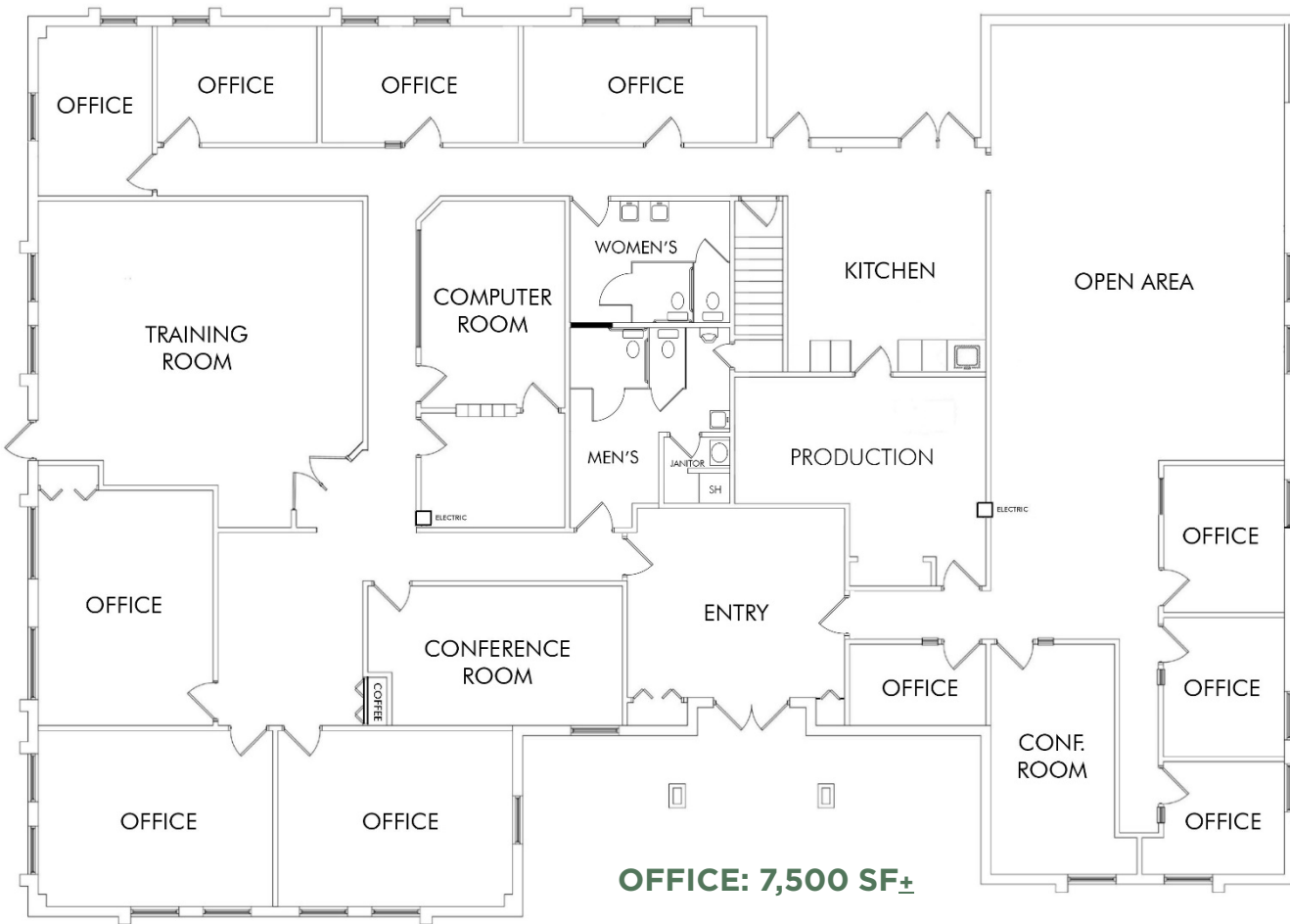
LOCATION

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- 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





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