

FOR LEASE - \$14.95 PSF NNN

**801 COMMONWEALTH
DRIVE**

Office/Flex Building on 2.32 Acres±

10,500 SF± AVAILABLE

CBRE

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



801 COMMONWEALTH DRIVE

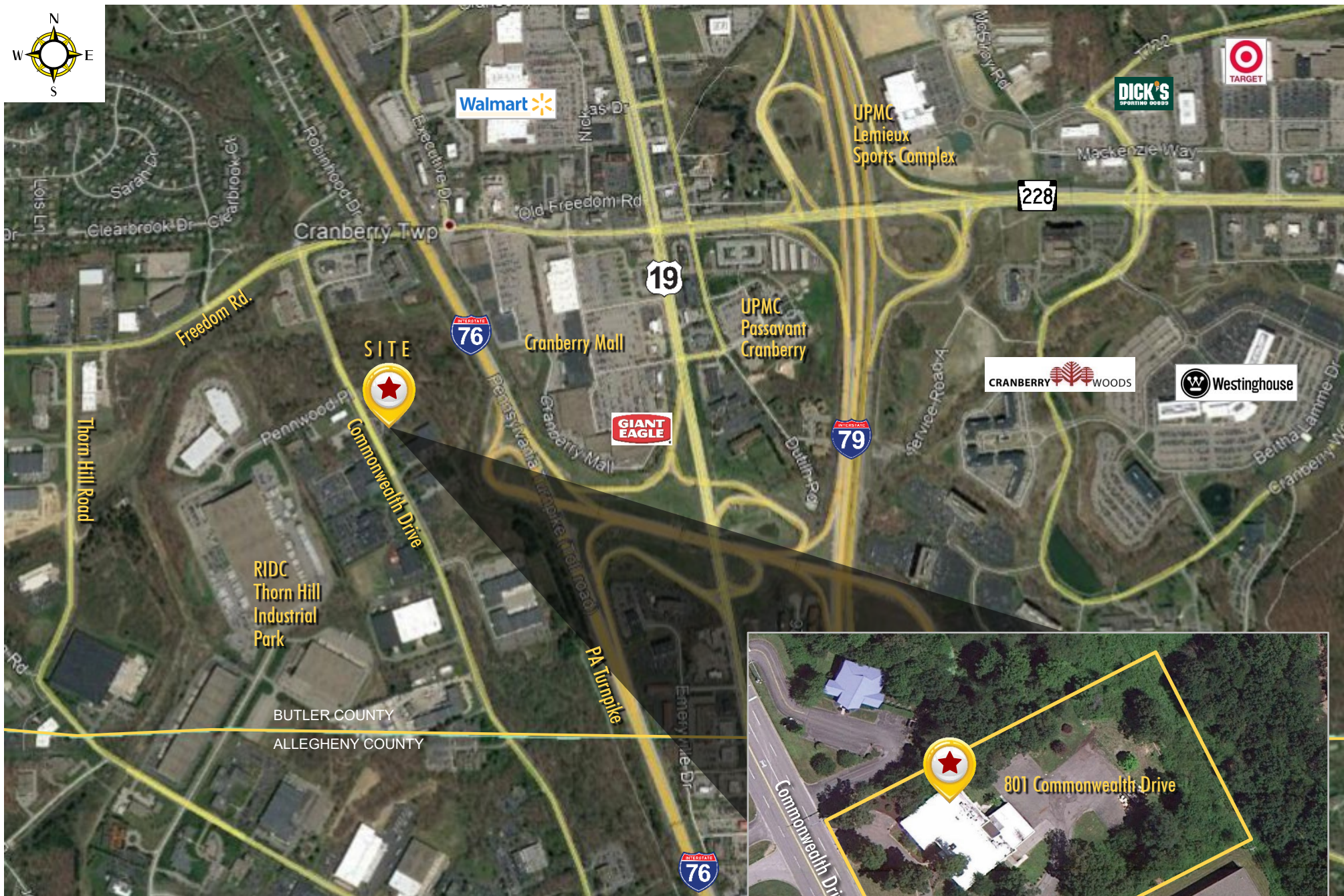
BUILDING SPECIFICS

- 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

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

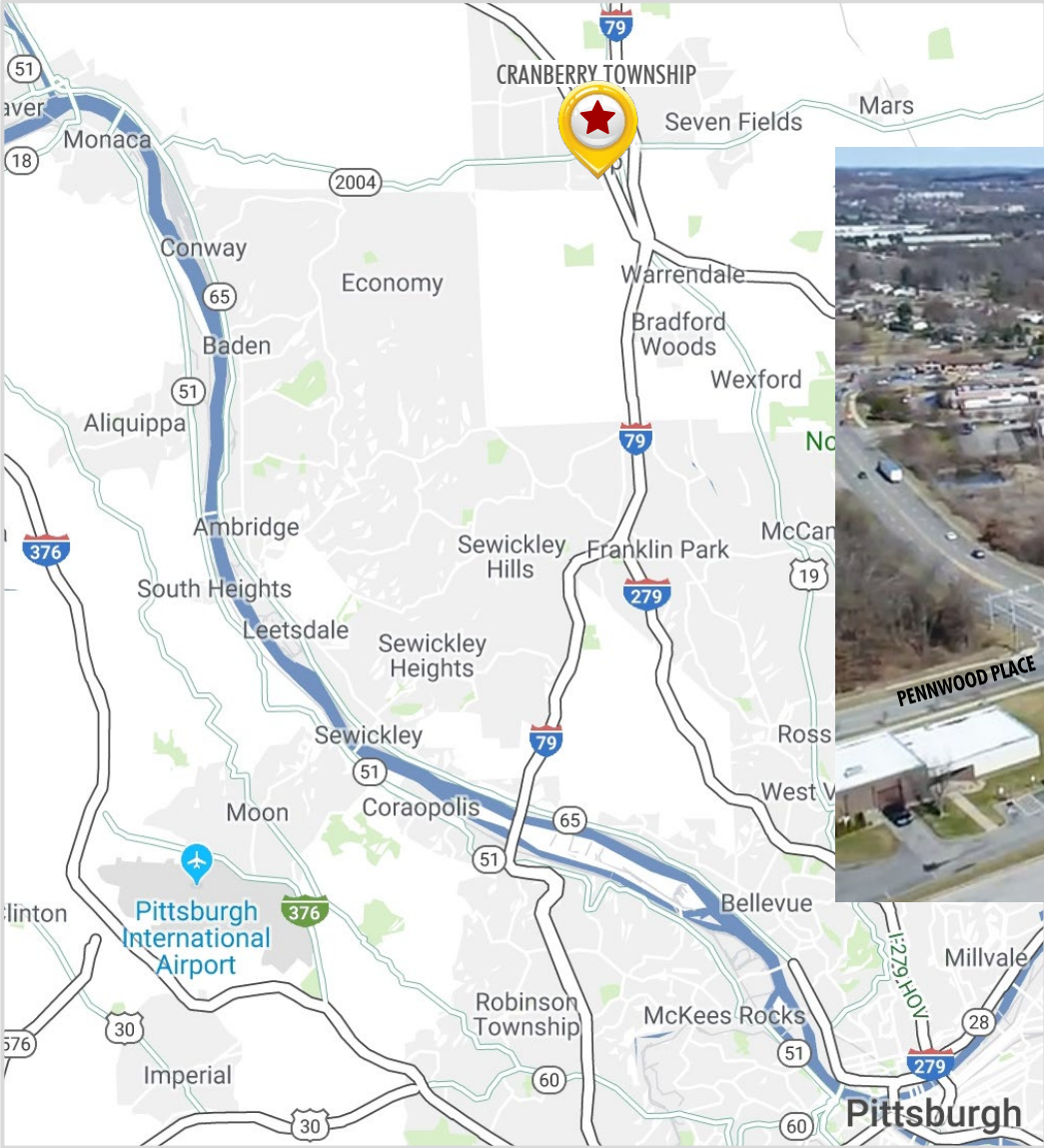
PARKING:
50 spaces; Ratio of 5 per 1,000 SF

ZONING:
SP-1 Special Growth District



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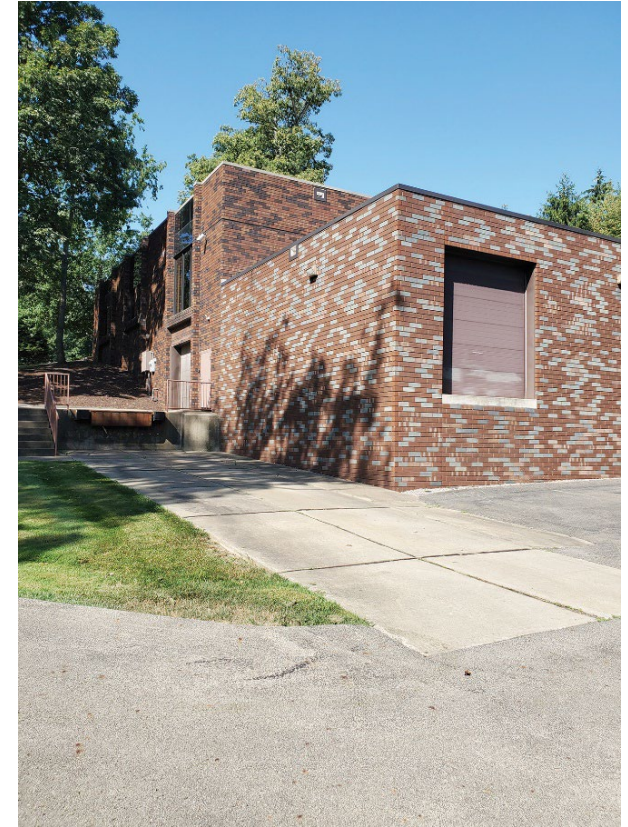
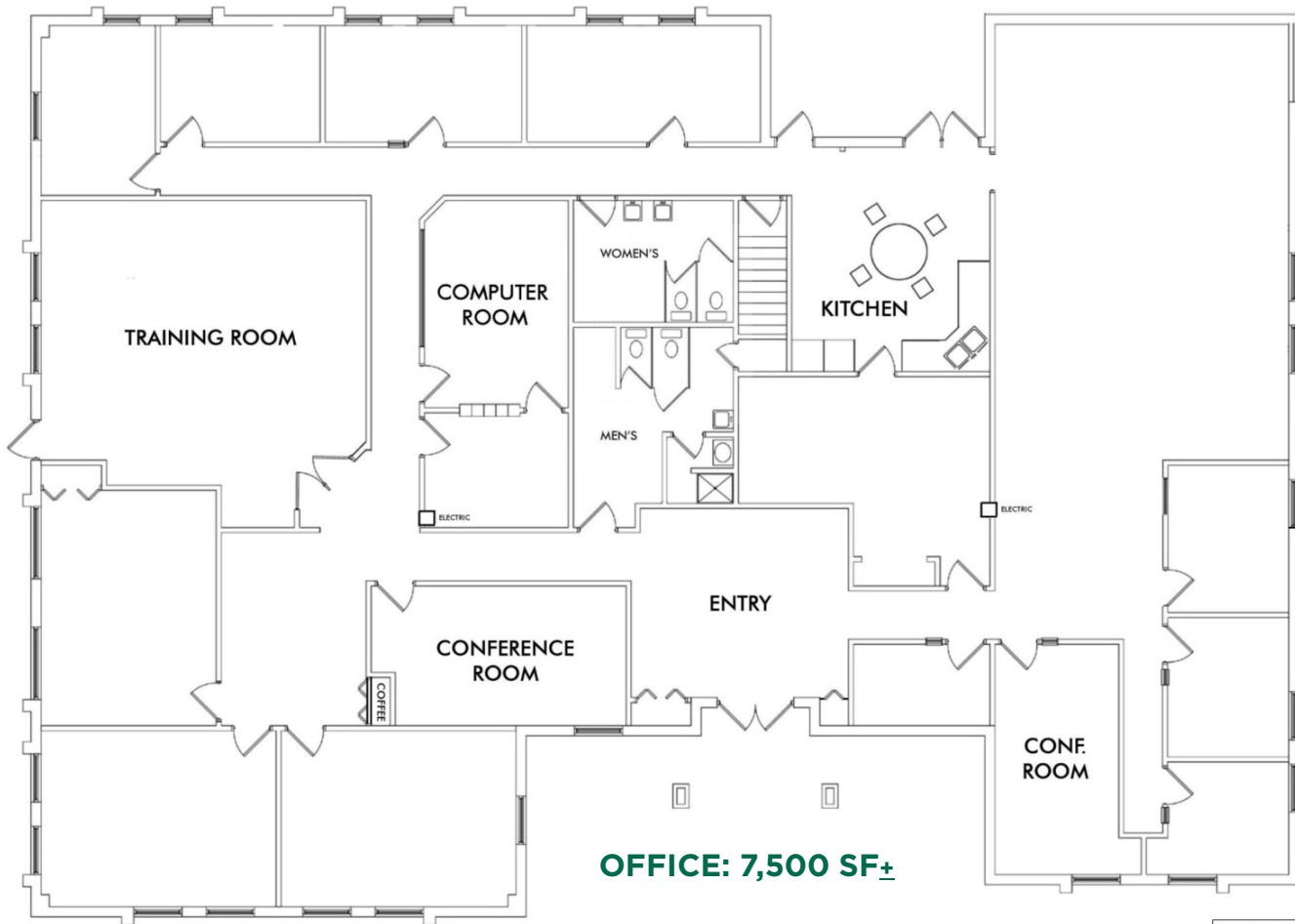
LOCATION



**801
COMMONWEALTH DR.**

- 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

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