

# For Lease

**HULTON ROAD BUSINESS CENTER**  
1967 Eastern Avenue, Plum Borough, PA

## “A” LOCATION FOR BUSINESS



## FEATURES

- **Industrial Flex Space**
- **75,000 +/- SF Available**
- **Subdividable to 20,000 SF**
- **Conversion to Office**
- **Accessible to I-76 and Route 28**
- **Available Immediately**
- **Abundant Parking/ Outside Storage**

For more information  
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**BUILDING INFORMATION**

**LAND AREA:** ±23 Acres

**BUILDING AREA:** ±265,000 SF Total  
±73,000 SF Available

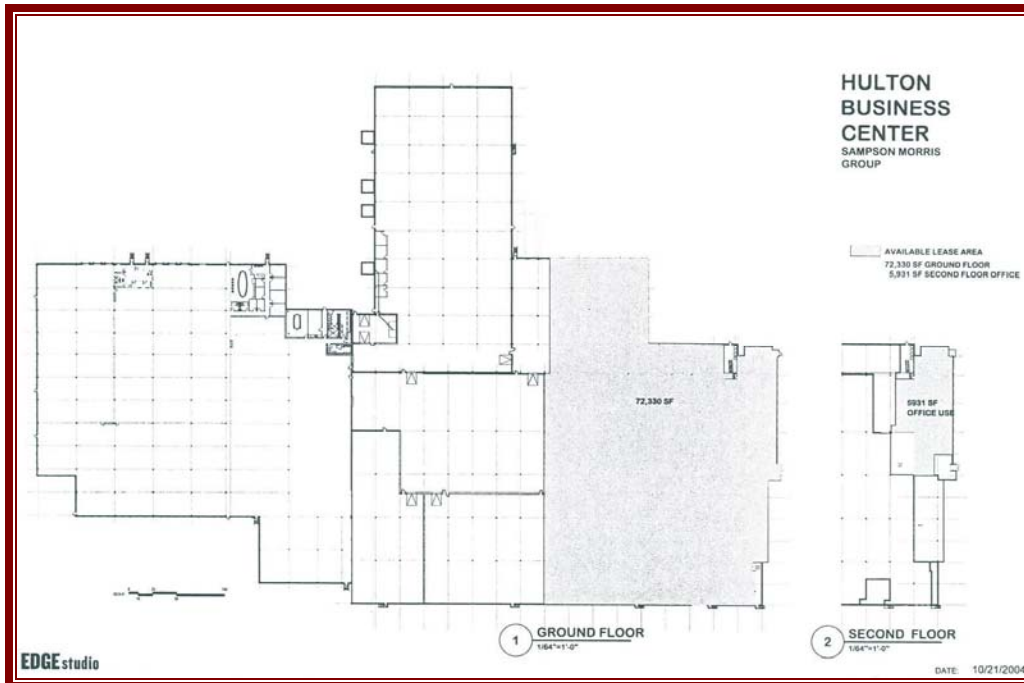
**RENTAL RATE/SF:** \$4.35 NNN Warehouse Space; \$9.35 NNN Office Space

- BUILDING HIGHLIGHTS:**
- 16' – 18' Clear Ceiling Heights
  - 6" Reinforced Concrete Floor
  - 2000 Amp; 120/208/480 Volt; 3-Phase Electric Service
  - Ample Vehicular Parking & Truck Staging
  - Metal Halide Lighting
  - Eight (8) Fully Equipped Dock High Doors (Plus Expansion)
  - Wet Sprinkler System Throughout
  - Drive-in Capability
  - Potential for 100% HVAC

**UTILITIES:**

Gas -	Equitable Gas Company
Electric -	Duquesne Light Company
Water/Sewage -	Oakmont Water Authority

**BUILD-TO-SUIT:** 7-Acre Site Available



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