

Jackson Distribution Center

220,000 SF Class A Industrial Building ■ **50,000 SF available**



2403 Sidney Street, Suite 200
Pittsburgh, PA 15203
office: (412)-381-7433
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TARQUINCoRE, LLC

Information in this statement is given with the understanding that all negotiations relating to the purchase, renting, or leasing the property described above shall be through the CoRE, LLC. The information, while not guaranteed, has been secured from sources we believe reliable. It is submitted subject to change or withdrawal without notice.

Site Details:

Location:

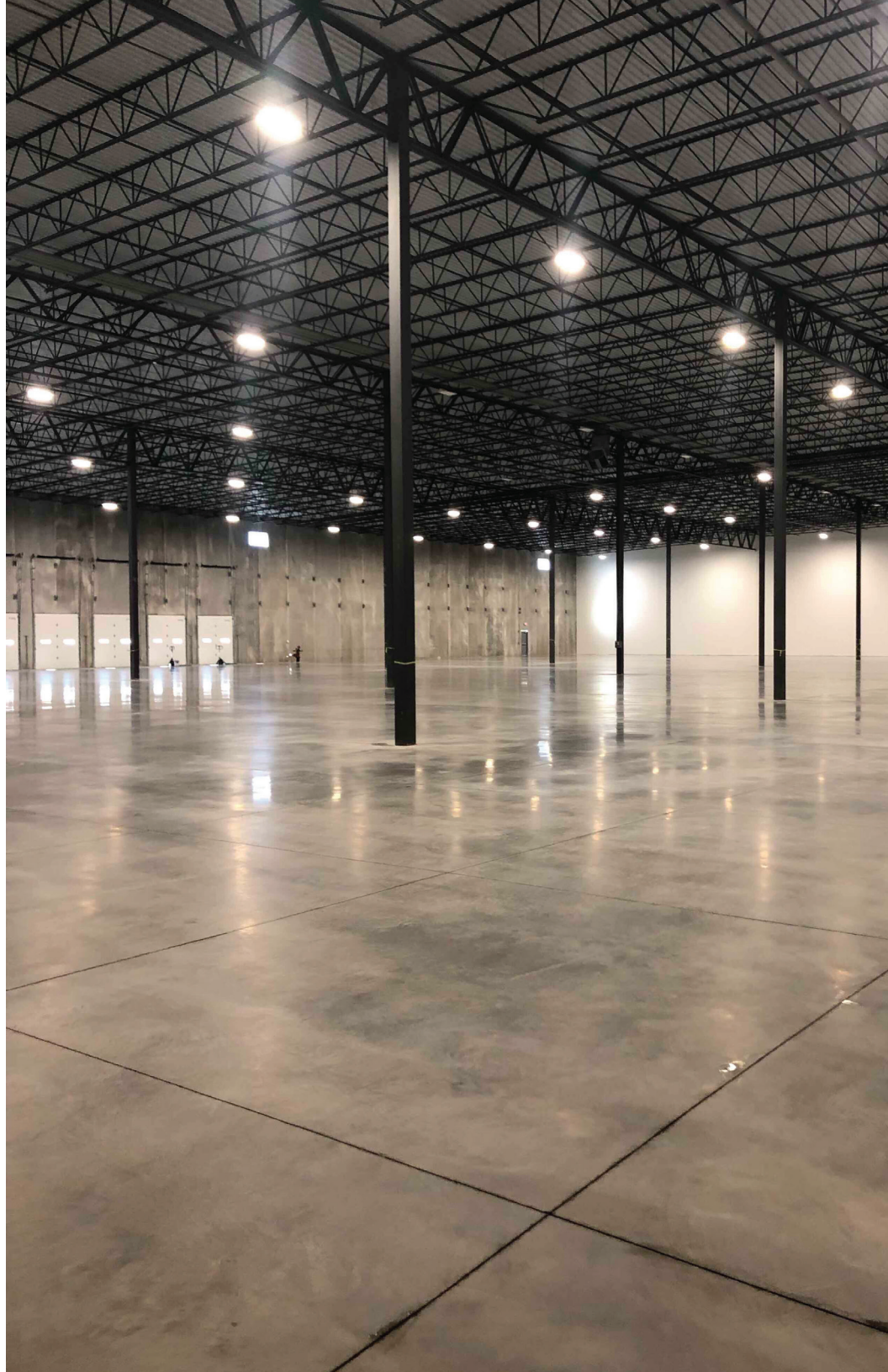
- 108 Tomlinson Drive
Jackson Township
Zelienople, PA 16063

Overview:

- Building Size: 220,000 SF
- Available Size: 50,000 SF
- Property Size: 12 Acres
- Class A Industrial Building
- Located Adjacent to FedEx Distribution Facility
- Visible from I-79

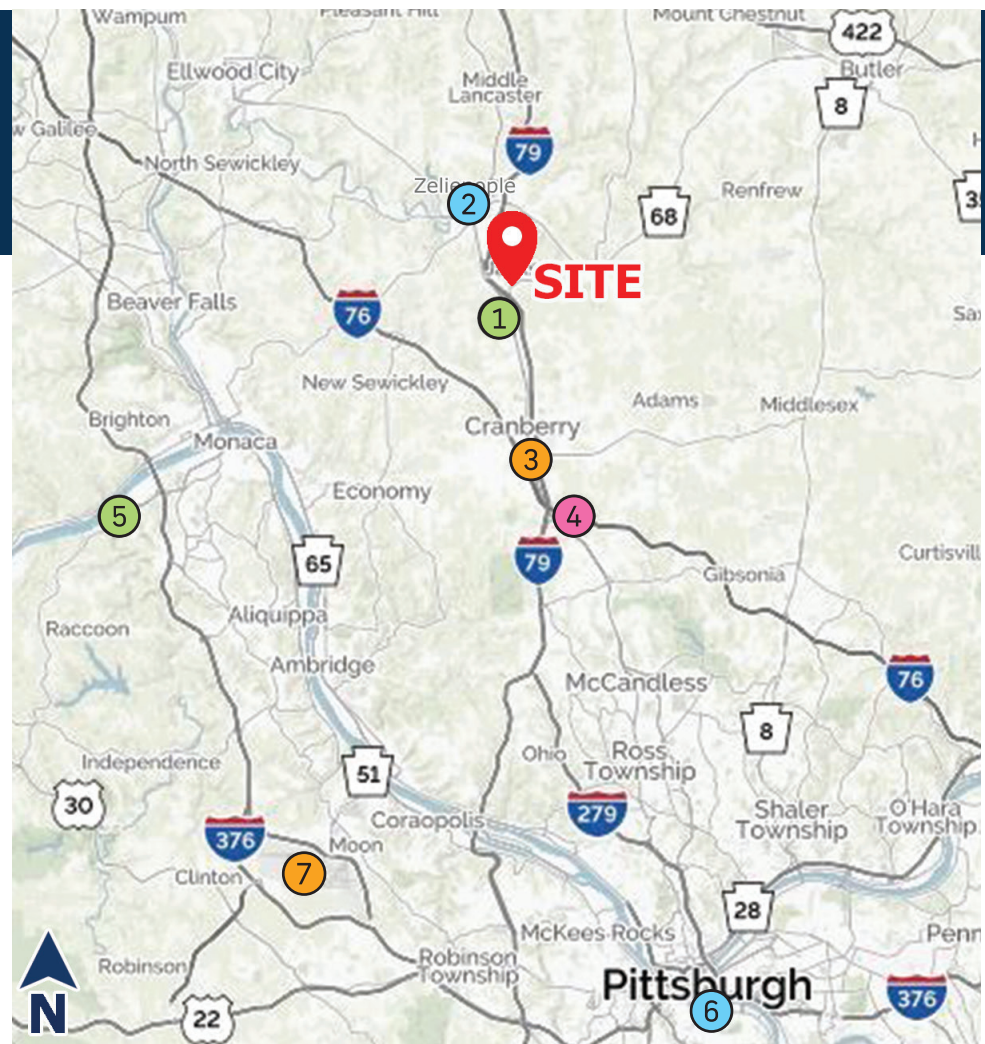
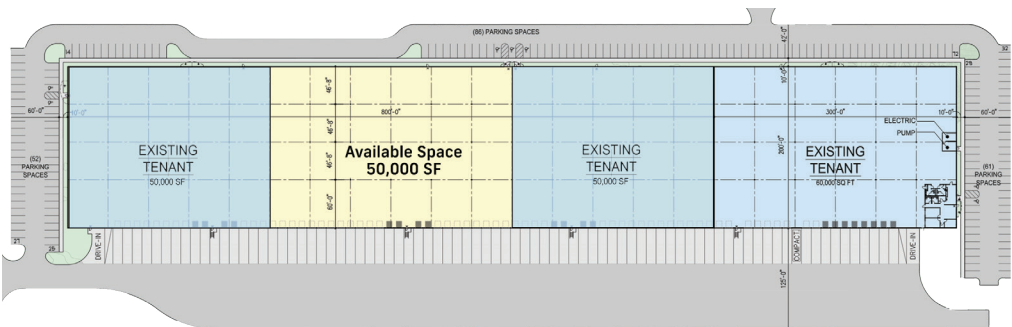
Building Specifications:

- Column Spacing:
 - 50' x 46' 8" Warehouse Bays
 - 50' x 60' Loading Bays
- 200' Deep
- 32' Clear height
- 125' Truck Court
- Dock Doors
 - 22 - 9' x 10' overhead doors with dock shelters, dock lights, and 35,000 lbs. mechanical levels
- Drive-in Doors
 - 2 - 12' x 14' overhead doors
- Exterior Wall System
 - Concrete tilt wall or precast concrete panel
- 7" concrete fiber reinforced interior floors
- Warehouse Lighting
 - T-5 high bay light fixtures
- 208 parking spaces
- Electrical Services
 - 1600 Amp, 480/277v, 3-Phase, 4 wire service
- ESFR K-17 Fire Protection System



PRIME LOCATION ADJACENT I-79

Convenient for National and International travel and distribution



- ① Speedway - 0.5 miles
 - ② Zelienople - 3.5 miles (retail & restaurants)
 - ③ Cranberry - 6.5 miles (hotels, retail, restaurants)
 - ④ PA Turnpike 76 - 8.3 miles
 - ⑤ Shell Petrochemical Facility - 18 miles
 - ⑥ Pittsburgh CBD - 25 miles
 - ⑦ Pittsburgh Int'l Airport - 34 miles
- Interstate 80 - 33.5 miles
 Cleveland, OH - 120 miles
 Columbus, OH - 203 miles



For more information on this property, please contact:

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