

INDUSTRIAL SPACE AVAILABLE

181 THORN HILL DRIVE, WARRENDALE, PA 15086



INTERACTIVE TOUR



PROPERTY FEATURES:

- **Divisible Industrial Flex Space For Lease**
 - 17,000 ± SF of Industrial Space
 - 6,000 ± SF of Office Space
- Located in Thorn Hill Industrial Park
- 190 parking spaces
- Potential exterior signage
- On-Site Data Center for all tenants' use
- 3 Phase 480 / 277 4000 amps power & back-up generator
- Sprinklered (Wet System)
- Common area lunch/break room with outdoor seating

CONTACT:

MICHAEL CONNOR, SIOR
mconnor@hannalwe.com
412 261 2200

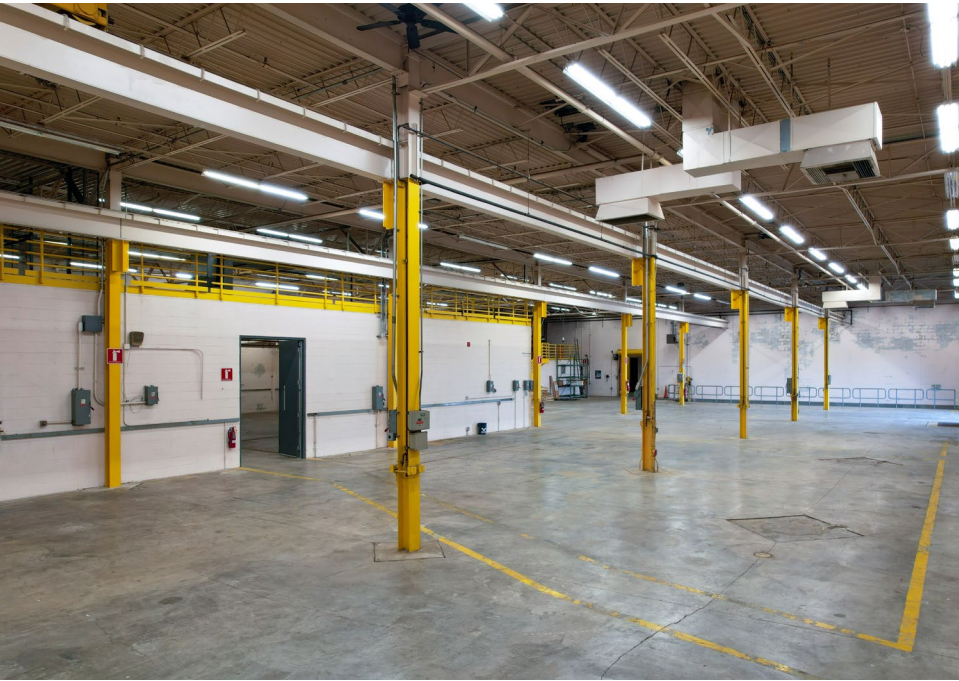
AJ PANTONI
ajpantoni@hannalwe.com



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181 THORN HILL

THORN HILL INDUSTRIAL PARK, WARRENDALE, PA 15086



Zoning	PIP-(Planned Industrial Park)
Building Area	74,000 SF Total 17,000 ± SF Industrial 6,000 ± SF Office
Crane	One (1) 7 ½ ton
Floor	6 inches
HVAC	Fully conditioned office and heated warehouse
Electric	3 Phase 480 / 277 4000 amps power & back-up generator
Warehouse Ceiling Heights	20'6"
Dock Doors	One (1) external dock doors One (1) internal dock door
Drive in Doors	One (1) drive in door
Sprinklers	Ordinary hazard wet system
Parking	190 spaces
Lease Price	Office: \$15.00/FS Warehouse: \$9.00 NNN + utilities

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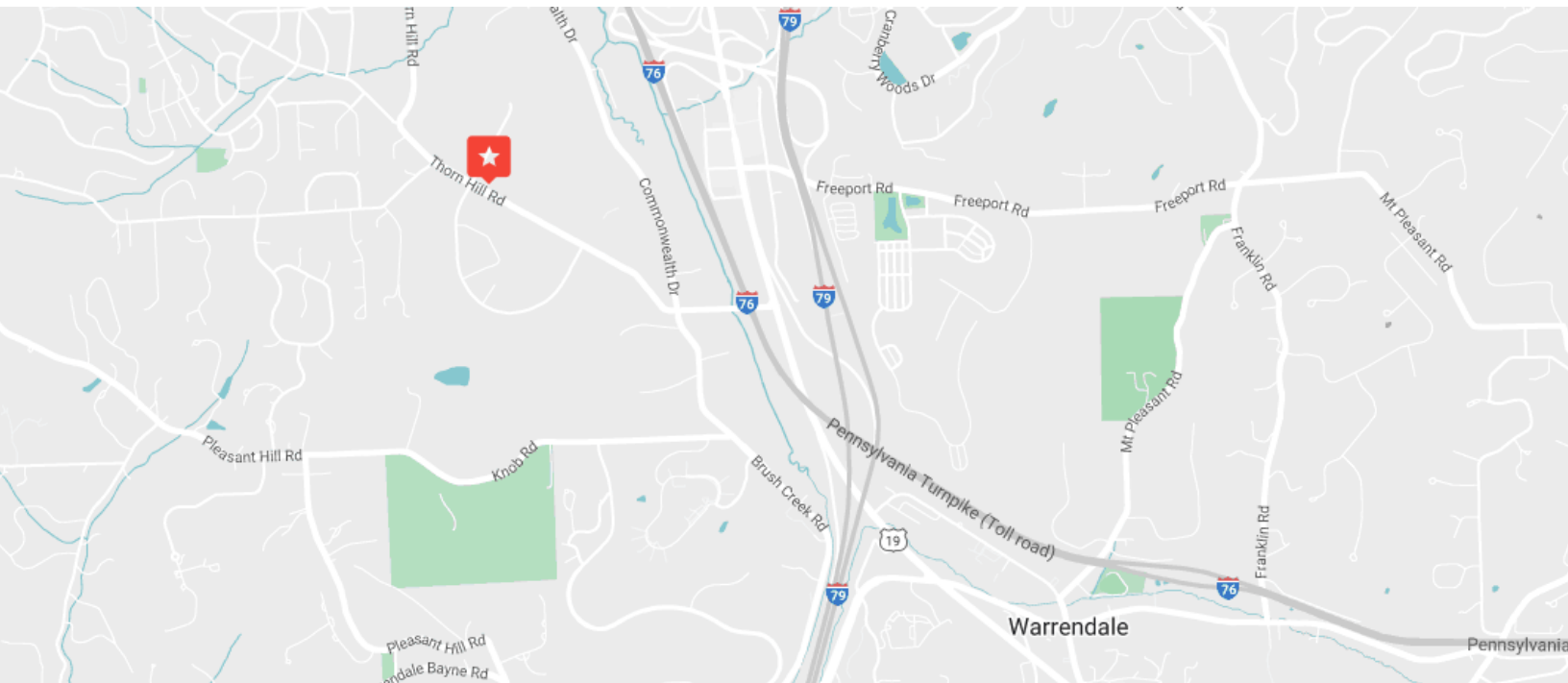
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HANNA LANGHOLZ WILSON ELLIS

ONE PPG PLACE, SUITE 1640
PITTSBURGH, PA 15222
HANNALWE.COM

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GREAT ACCESS TO CRANBERRY, ROUTE 19, I-79 & I-76 PA TURNPIKE

[CLICK HERE FOR AERIAL VIEWS](#)



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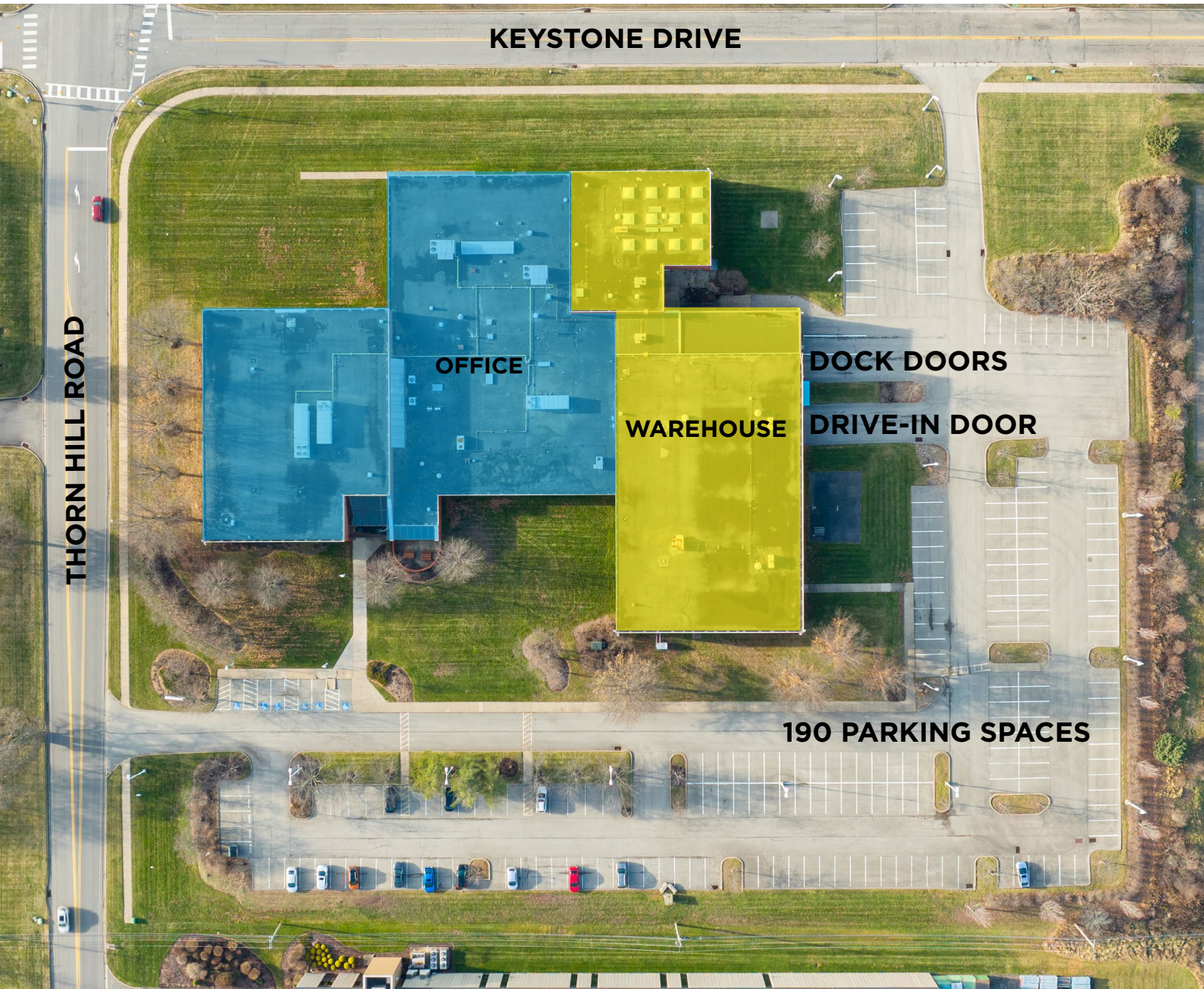
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