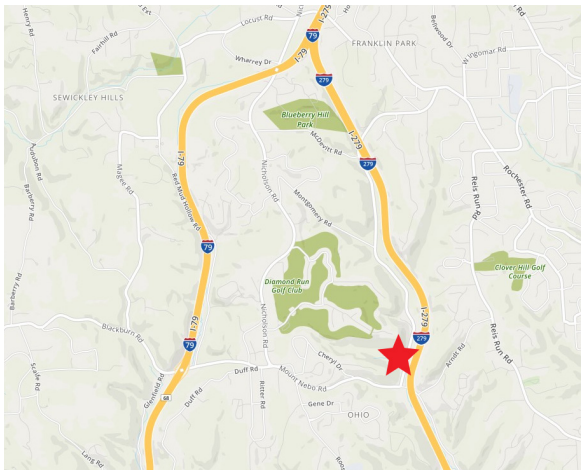


ARDWYN SQUARE

104 Douglas Road | Sewickley, PA 15143 | Ohio Township

NEW CONSTRUCTION
FLEX SPACE - BTS



CONTACT

Meagan Moore

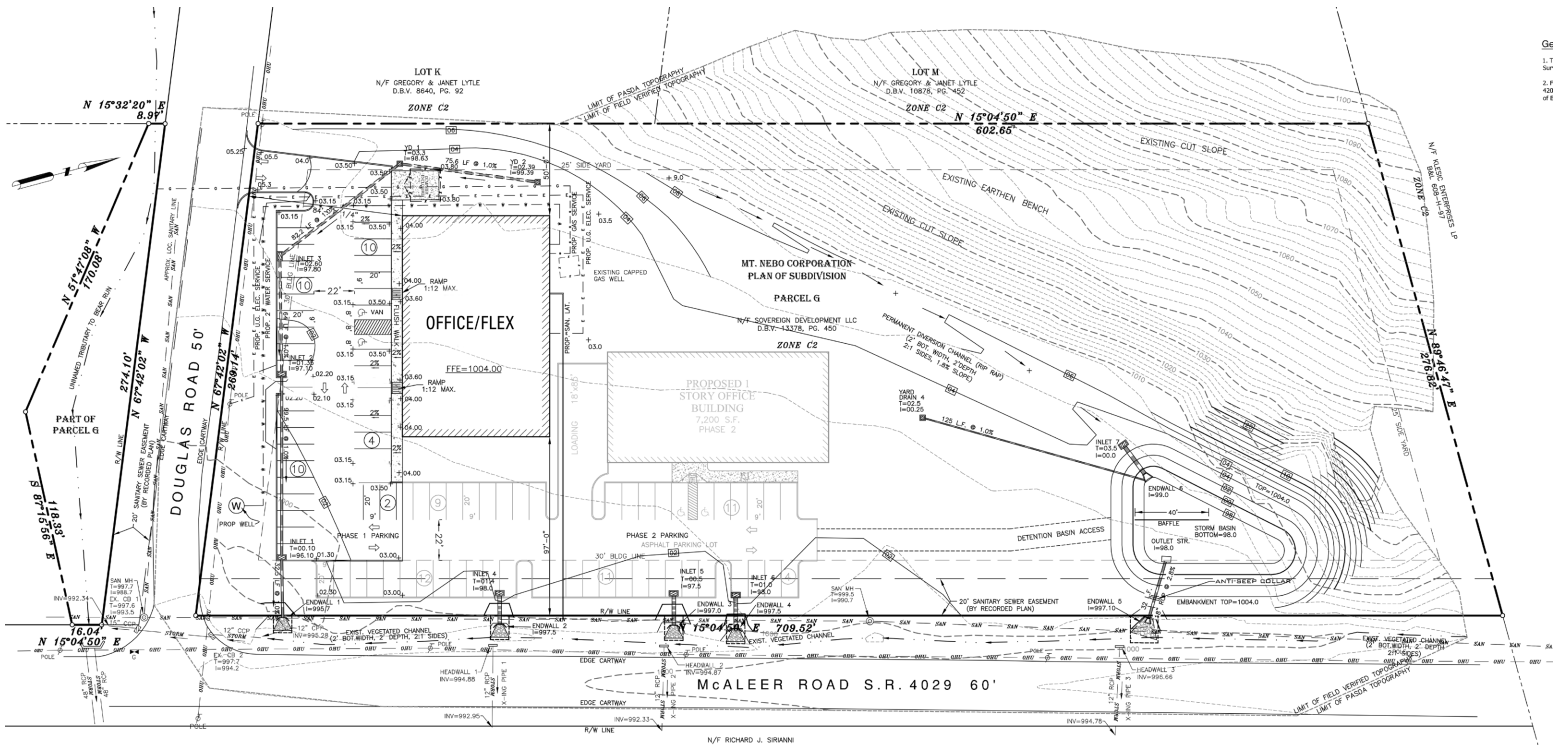
mmoore@HannaLWE.com

412.261.2200



BUILDING SIZE	9,600 SF + possible second floor
DRIVE IN DOORS	3 - 16' drive in doors
CEILING HEIGHTS	28'
POWER	400 amp, 3 phase
PARKING	As required for use
SPRINKLERED	Sprinklered
ZONING	C-2 General Commercial
NOTES	<ul style="list-style-type: none">Fully insulated, block knee-wallsHeated floorsAccess for 18' trucks from McAleer and DouglasBuilding can accommodate a second floor for increased office area
LEASE PRICE	\$15.00-\$18.00 per SF Modified Gross - Net of Utilities

All information furnished regarding property for sale, rental or financing is from sources deemed reliable. No representation is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental, or other conditions, prior sale lease, financing or withdrawal without notice. Hanna Langholz Wilson Ellis will make no representation, and assume no obligation, regarding the presence or absence of toxic or hazardous waste or substances or other undesirable material on or about the property.



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CONTACT

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