

NEW CONSTRUCTION 60,000 SF WAREHOUSE BUILDING

Victory Business Center | 1100 South Noah Drive, Saxonburg, PA 16056



CONTACT

AJ PANTONI ajpantoni@HannaLWE.com

412.261.2200

ERIC J. LAMM elamm@HannaLWE.com

412.261.2200



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.

PROGRESS AS OF DECEMBER!

12/20/2021

New Construction 60,000 SF @ Victory Road Business Park

Address	1100 South Noah Drive Saxonburg, PA 16056 Butler County
Lot Size	12.5 acres Over 2.4 acres of lay-down space
Municipality	Clinton Township
Zoning	Industrial
Building Size	60,000 SF - Divisible by 12,000 SF
Parking	Ample Parking and Traffic Circulation
Delivery Date	Q2 2022
Drive In Doors	14'X14' Drive in doors
Dock Doors	9'X10' Dock Doors
Ceiling Height	30'
Power	800 Amp, 480volt, 3 phase
Sprinkler	Sprinklered (wet system)
HVAC	Heat Gas-Fired Forced air Cambridge efficiency units
Utilities	All typical public utilities
Lighting	LED High bay Lights
Asking Rent	\$7.50 per SF NNN

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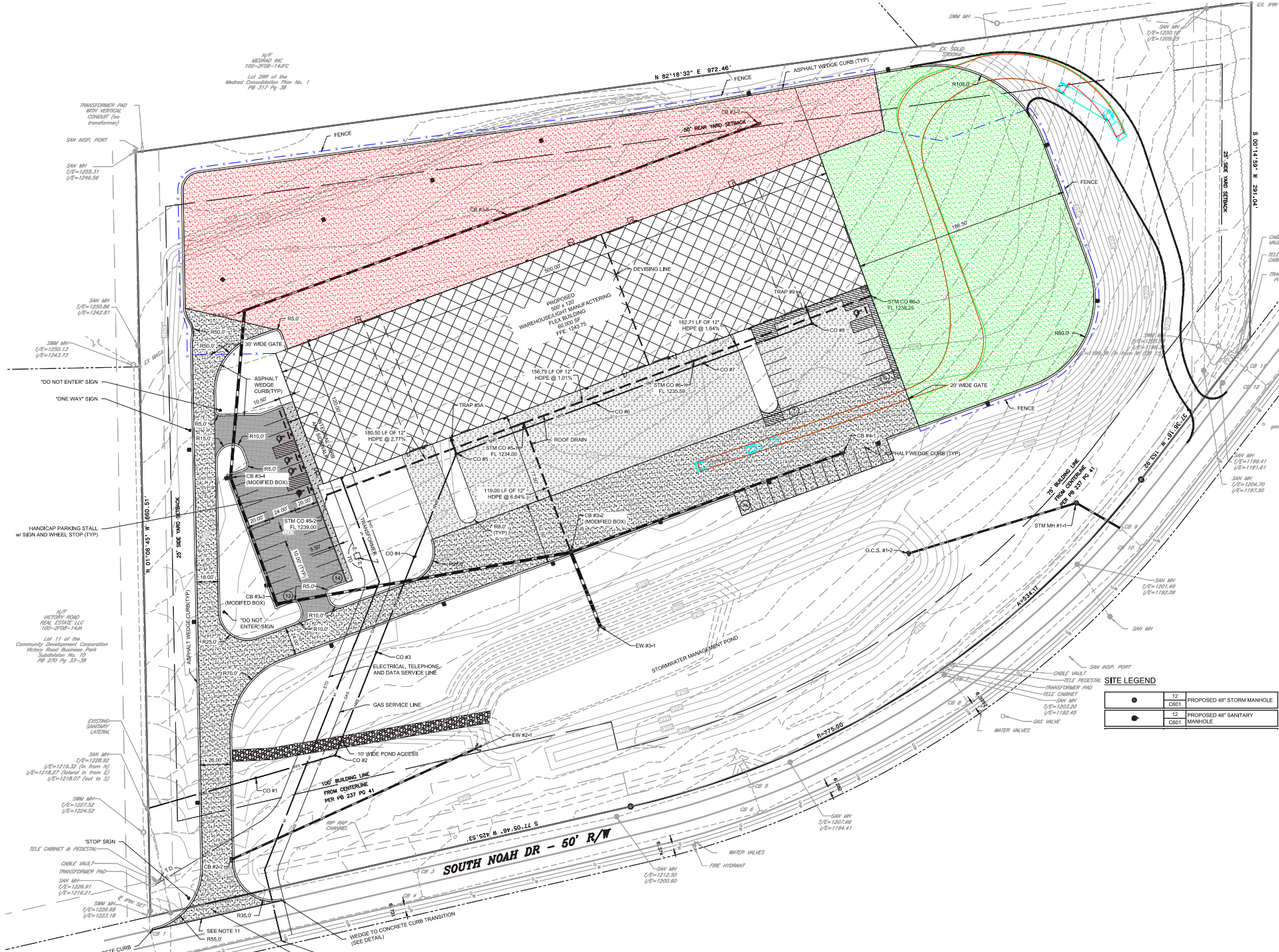
elamm@HannaLWE.com

412.261.2200



One PPG Place • Suite 1640 • Pittsburgh, PA
15222 412.261.2200 • HannaLWE.com

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SITE LEGEND

●	12	PROPOSED 48" STORM MANHOLE
●	C681	
●	12	PROPOSED 48" SANITARY
●	C681	MANHOLE

SITE PLAN

Victory Building | South Noah Drive, Saxonburg, PA 16056 | Victory Road Business Park





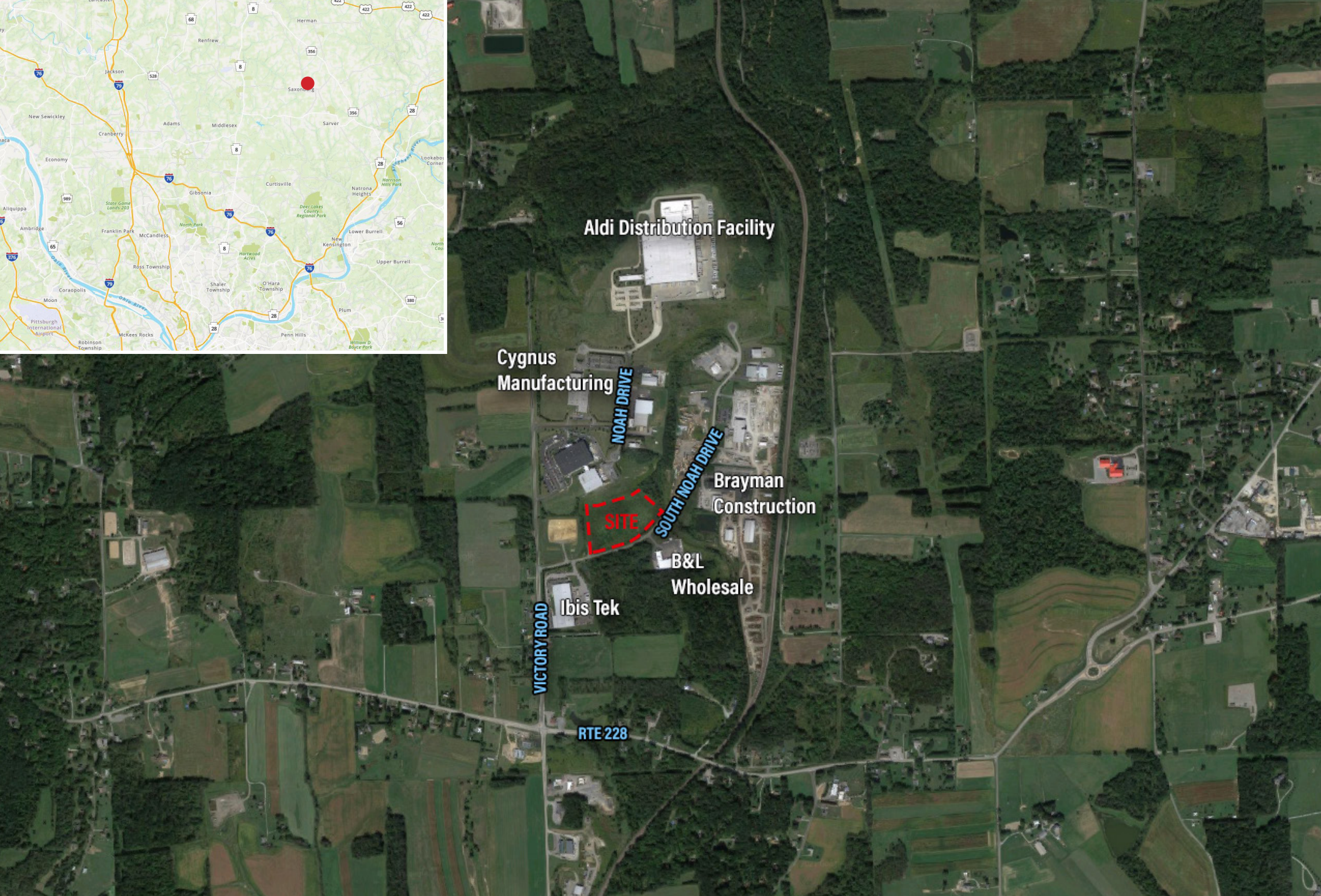
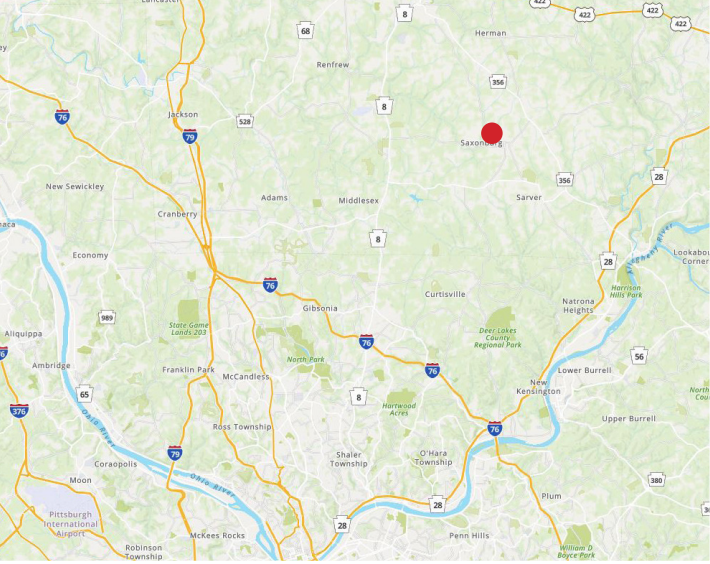
SOUTH NOAH DRIVE

VICTORY ROAD

SITE OUTLINE

Victory Building | South Noah Drive, Saxonburg, PA 16056 | Victory Road Business Park





LOCATION

Victory Building | South Noah Drive, Saxonburg, PA 16056 | Victory Road Business Park

