



OFFICE BUILDING FOR SALE OR LEASE
2501 Wilmington Road, New Castle, PA 16105 | Lawrence County

CONTACT
PORTER SCOTT
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412.261.2200



SF	79,862
LAND SIZE	7.35 acres
PARKING	600
SALE PRICE	\$1,750,000
LEASE PRICE	\$10.00 per SF NNN

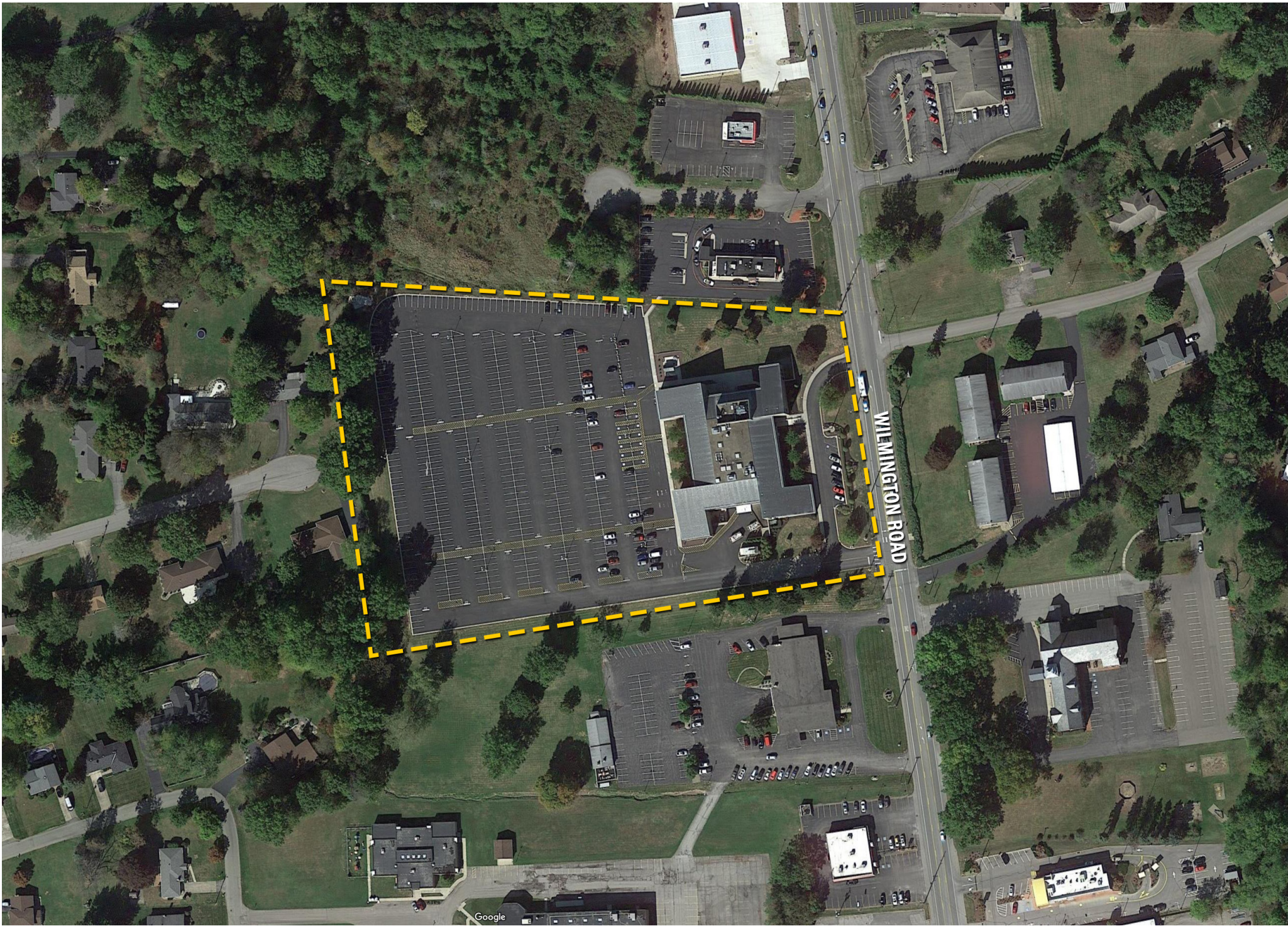


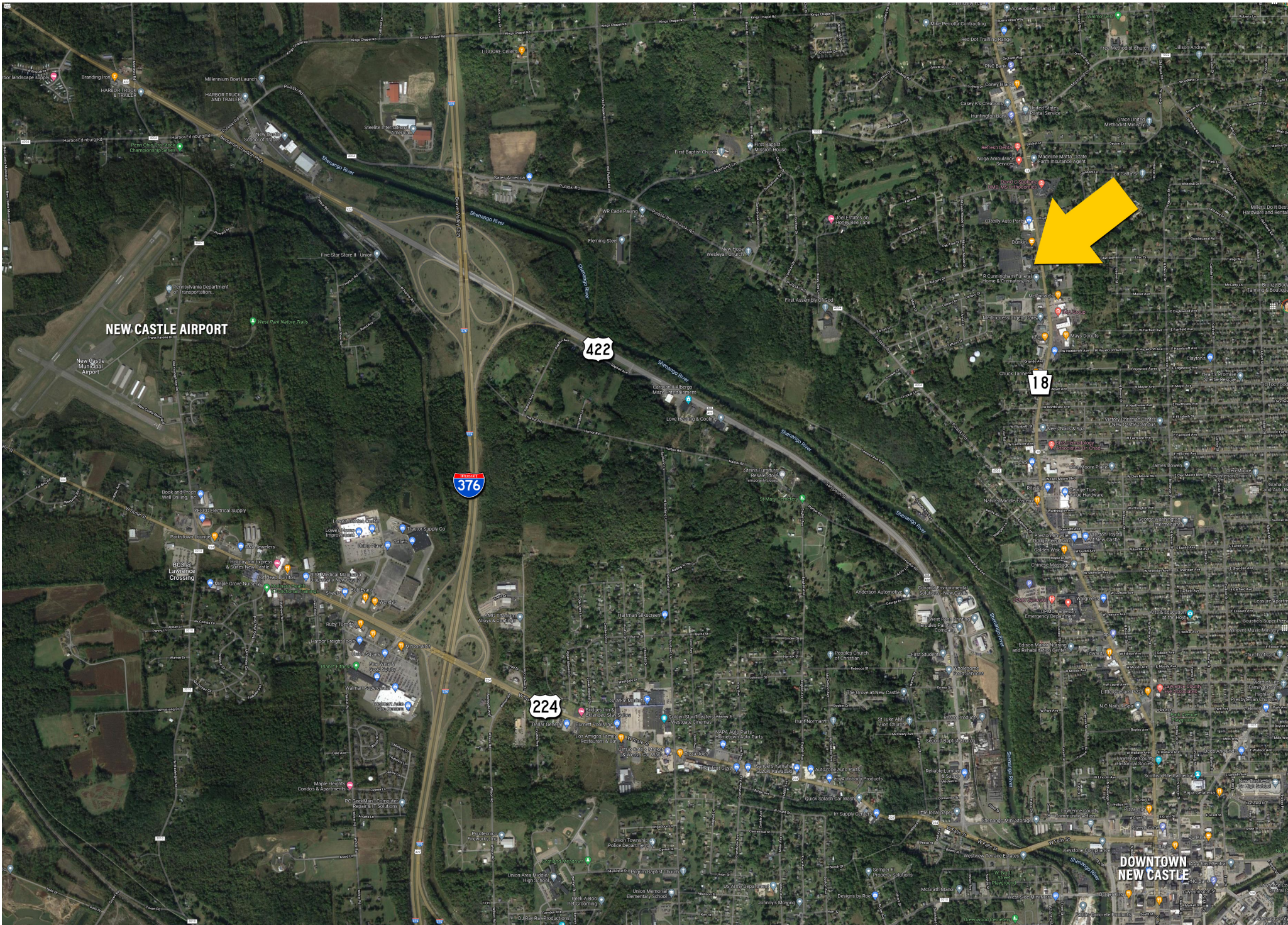
All information furnished regarding property for sale, rental or financing is from sources deemed reliable. No representation is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental, or other conditions, prior sale lease, financing or withdrawal without 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.

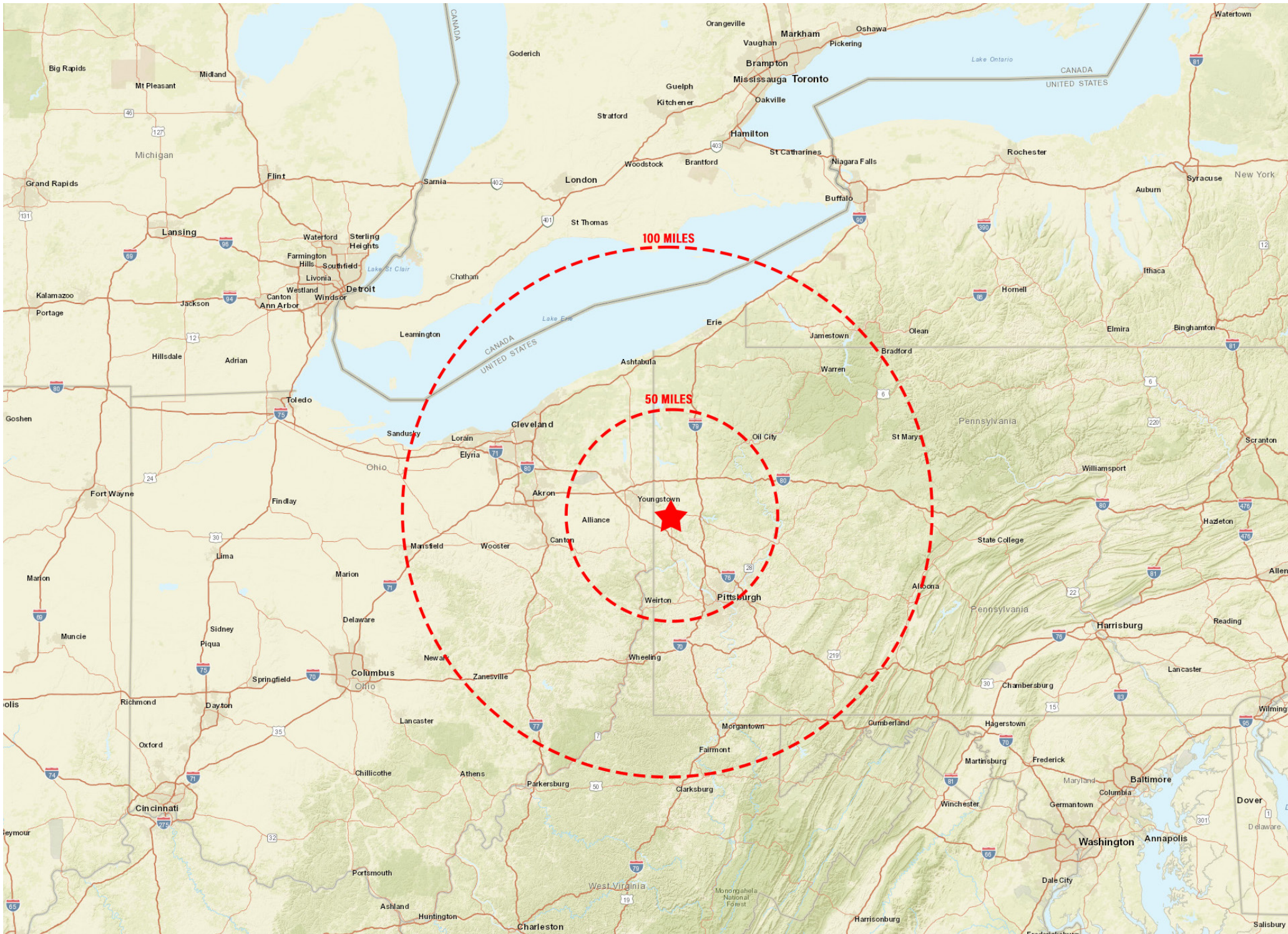
BUILDING OVERVIEW

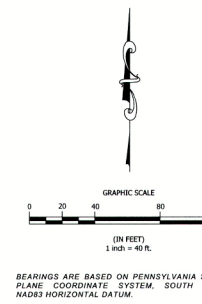
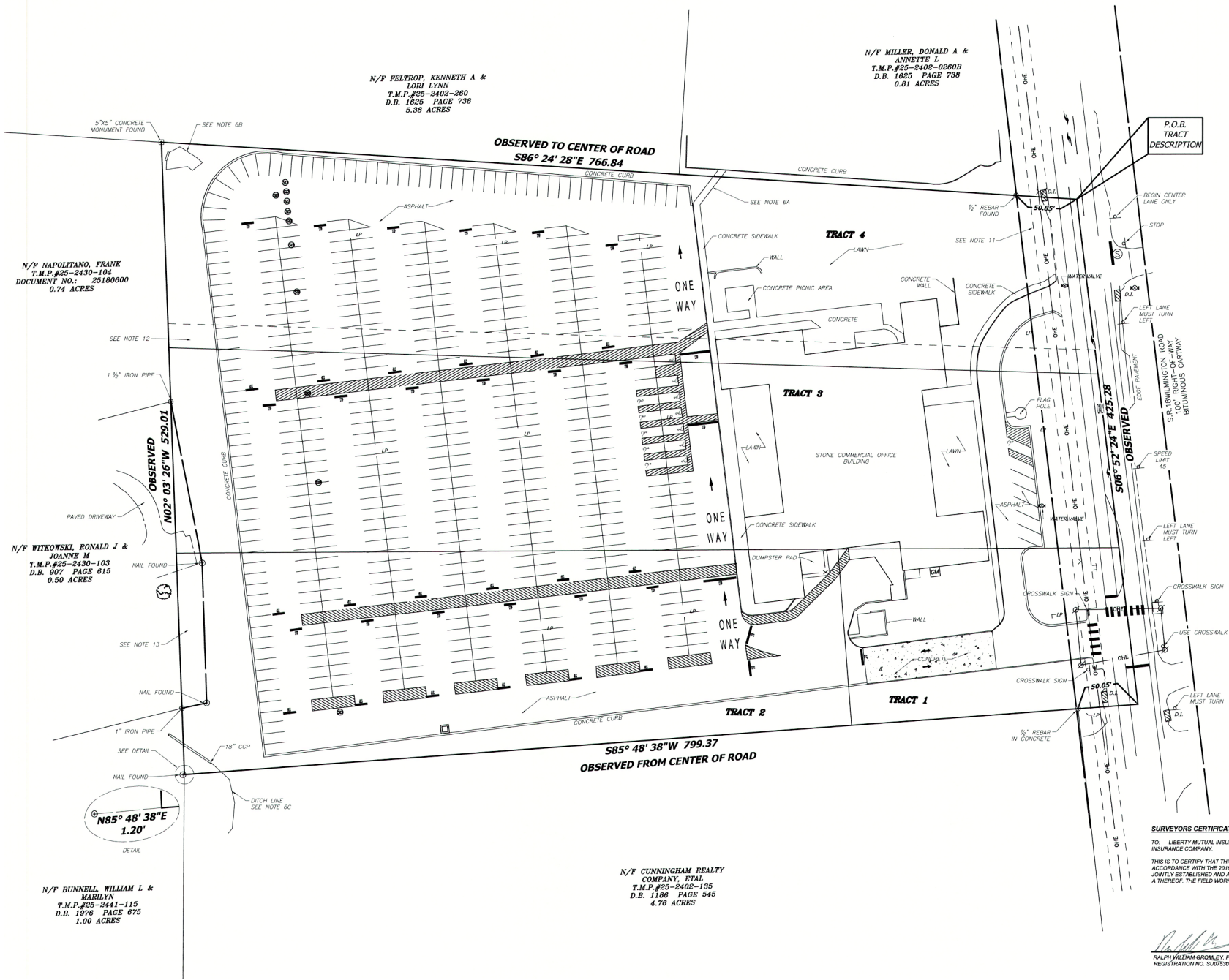
- 3 Story 2 Star Office Building
- 79,862 Rentable SF
- 7.35 Acres
- 600 Car On Site Parking Lot
- New Renovations 2018 & 2019
- New Windows, Air Handlers, & Cooling Tower 2018
- Upgraded Johnson Controls Bldg Management System 2018
- Cellular Floor Deck System w/ Underfloor phone & data System 2013
- 24 Hour CCTV Security Camera System & Card Access
- Fully Landscaped with Underground Sprinkler System
- On Site Kitchen / Serving Area
- 2 Dock High Loading Docks
- Outdoor Patio Area
- Seller financing available











BEARINGS ARE BASED ON PENNSYLVANIA 8
PLANE COORDINATE SYSTEM, SOUTH
MAGNETIC HORIZONTAL DATUM.

SURVEYORS CERTIFICATION:
TO: LIBERTY MUTUAL INSURANCE COMPANY, A MASSACHUSETTS CORPORATION AND FIRST AMERICAN TITLE
INSURANCE COMPANY.
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN
ACCORDANCE WITH THE 2018 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA SURVEYS
JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 12, 13, 14, 15, 16 AND 18 OF TABLE
A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 14, 2019.

Ralph W. Gromley
RALPH W. GROMLEY, P.L.S.
REGISTRATION NO. SU073308
08/16/2019
DATE



