

WAREHOUSE FOR LEASE

169 HOLLYWOOD DRIVE, BUTLER, PA 16001



PROPERTY FEATURES:

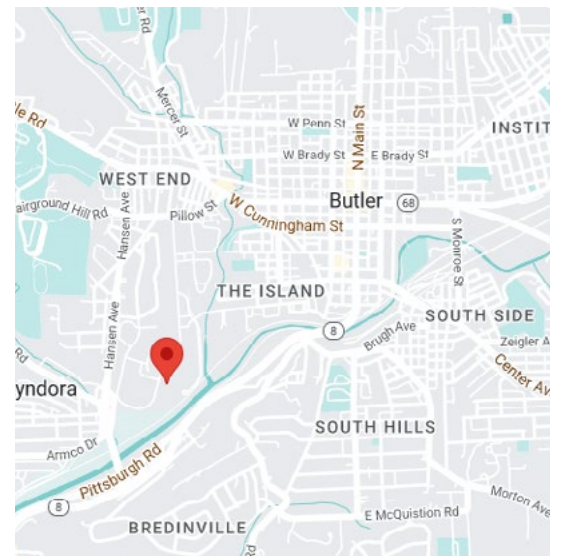
- 10,500 SF of warehouse space expandable to 23,000 SF & includes 1,500 SF built-to-suit office
- Potential for up to two (2) Acres of outdoor storage
- 24' clear height at peak, 22' clear height at eaves
- Docks or drive-ins can be built-to-suit

CONTACT:

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HANNA COMMERCIAL REAL ESTATE

11 STANWIX ST., SUITE 1024

PITTSBURGH, PA 15222

HANNACRE.COM

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 Commercial Real Estate 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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SPACE OVERVIEW

| | |
|--------------------|---|
| TOTAL SF FOR LEASE | 10,500 SF expandable up to 23,000 SF |
| OFFICE AREA | 1,500 SF |
| WAREHOUSE AREA | 8,500 SF |
| PARKING | 1.61/1,000 SF |
| DRIVE-IN DOOR | Built-to-suit |
| DOCK DOOR | Built-to-suit |
| ZONING | M-2 Heavy Industrial |
| POWER | 3 phase 480 |



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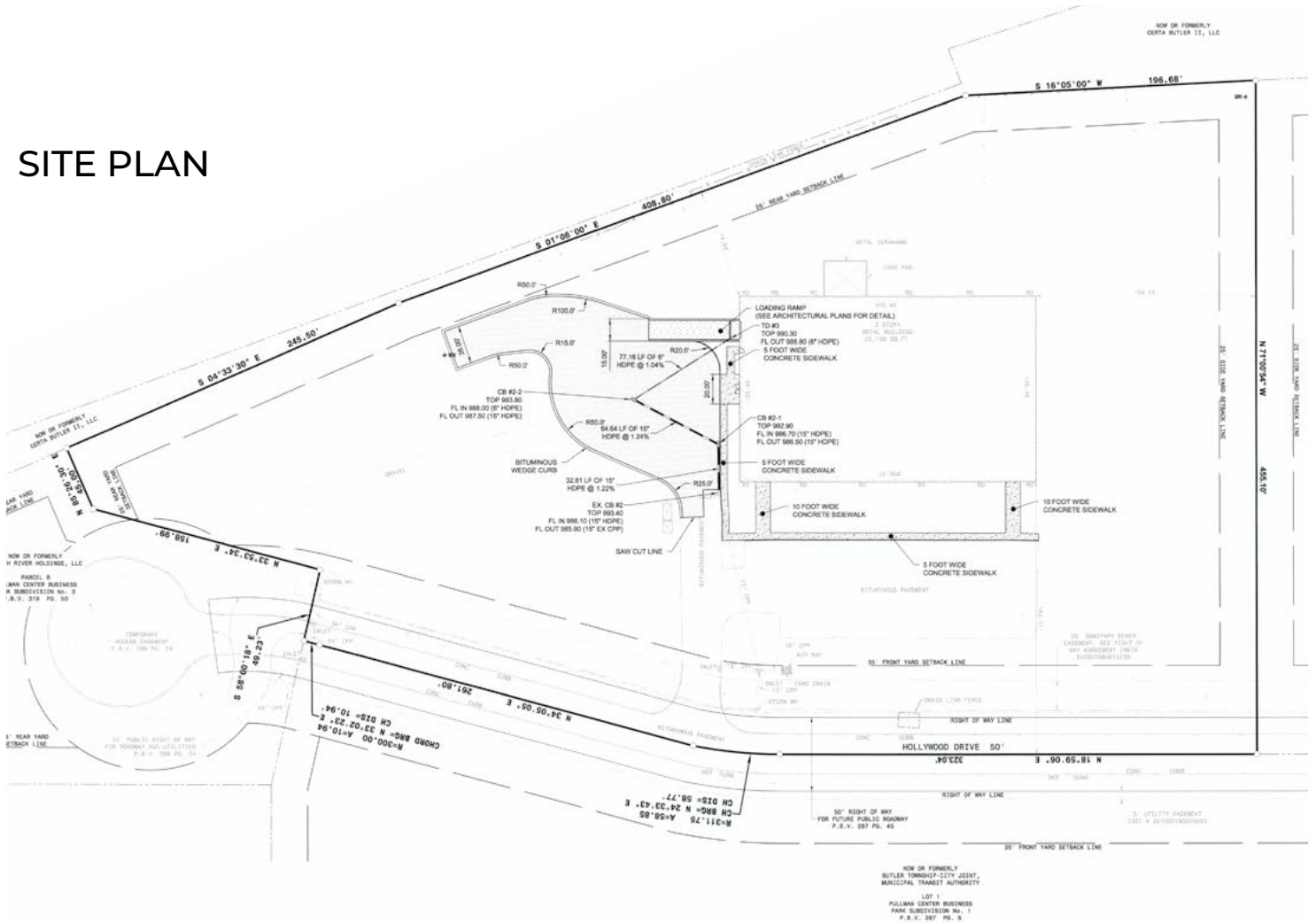
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SITE PLAN



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