

**For Lease**  
**Turnpike Distribution Center**  
1750 Shenango Road, New Galilee, PA 16141



Big Beaver Borough, Beaver County

**IMMEDIATELY AVAILABLE**



**Lease Rate**

**119,821 SF Area: \$4.85 SF NNN\***

\*Includes construction allowance for a 1,500 SF office area

**Real Estate Tax Schedule:**

<b>Tax Year</b>	<b>Per SF</b>
2009	\$0.03
2010	\$0.03
2011	\$0.37
2012	\$0.41
2013	\$0.45
2014	\$0.61
2015	\$0.61
2016	\$0.64
2017	\$0.64
2018	\$0.78

**Excellent Regional  
Distribution Center Location  
with Access to Labor and 50%  
of US Population within a 500  
Mile Radius**

**A 410,637 SQUARE FOOT, WAREHOUSE DISTRIBUTION FACILITY SITUATED ON 40 ACRES AT THE INTERSECTION OF I-76 (PA TURNPIKE) - EXIT 10 AND STATE ROUTES 60 AND 351; LOCATED 30 MILES NORTHWEST OF PITTSBURGH AND ONLY 10 MILES EAST OF OHIO BORDER; 19 MILES WEST OF I-79; 26 MILES SOUTH OF I-80.**

For more information please contact: Louis V. Oliva, SIOR  
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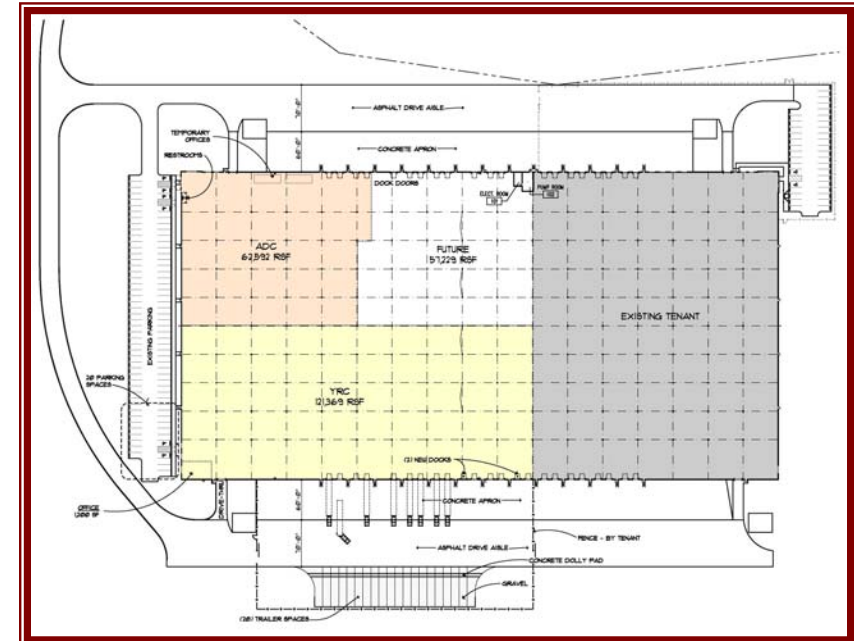
# For Lease

## Turnpike Distribution Center

1750 Shenango Road, New Galilee, PA 16141



- BUILDING INFORMATION:**
  - 892'6" x 460'0"
  - 525' x 230' Available in southwest corner
  - 32' clear height throughout
  - 52'6" x 42'6" column spacing
  - 60' x 52'6" staging bay
- STRUCTURAL:**
  - 7" concrete slab on grade (4,000 PSI)
  - Floor flatness minimum of FF45
  - 8" precast concrete panel walls with R-9 insulation
  - .45 mil ballasted rubber roof with ten year warranty
- LOADING:**
  - 60' concrete dock apron
  - 70' asphalt truck circulation area (130' truck court)
  - 1 – 12' x 14' drive in doors (one at each corner of the building)
  - 12 – 9 x 10' dock high doors with 30,000# mechanical levelers, seals and bumpers; potential to add 8 docks
- HVAC:**
  - Liquid propane fired unit heaters (50° inside at 0° outside)
  - HVAC in office areas as needed
- ELECTRIC:**
  - 800 Amp, 277/480 Volt, 3 Phase Service per 100,000 SF area
  - One (1) 400 watt metal halide fixture per bay
  - Additional service available
- PLUMBING:**
  - 1 1/2" domestic water service
  - 6" sanitary service
  - 75 PSI ESFR sprinkler system
  - 8" fire loop around building with hydrants
- PARKING:**
  - 134 spaces remaining
  - Trailer storage spaces available



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