

AVAILABLE

Class-A Manufacturing/Warehouse Facility
100 Commerce Drive, Ebensburg, Pennsylvania

Approximately 164,939 SF on 21.6 Acres



Crane Served - 100% Air Conditioned

Year Built:	2006
Office:	19,116 SF
Office Description:	Two levels with access via an elevator from the lobby to the upper level. The area consists of numerous perimeter office and meeting rooms.
Quality:	Excellent
Dimensions:	Main manufacturing area: 202' x 627' + offsets Office/support areas: 36' x 561' + 2nd level
Ceilings:	Metal - Steel Joist
Ceiling Heights:	37' 6" (Min) - 40' (Max) 41' (Min) - 42' (Max)
Columns:	Steel H
Column Spacing:	133'7" x 32'10" and 65'10" x 32'10"
Roof:	1 1/2" corrugated metal deck with insulation and a Firestone single-ply TPO membrane roof
Floors:	8" reinforced concrete
Walls:	8" block and insulated metal sandwich panels
Lighting:	T-5 lighting throughout
Loading:	(1) 10' x 9' TG w/seals, leveler, light and trailer lock (8) 10' x 10'; (1) 16' x 16'; and (1) 20' x 20' power operated OH door @ grade level
Crane:	(4) @ 10-T radio controlled bridge cranes - 128' span x 623' travel (2) @ 13.6-T radio controlled bridge cranes - 62' span x 329' travel and 62' span x 231' travel Clearance under hook for all is 28'
Gas:	Peoples Natural Gas, 6" Main

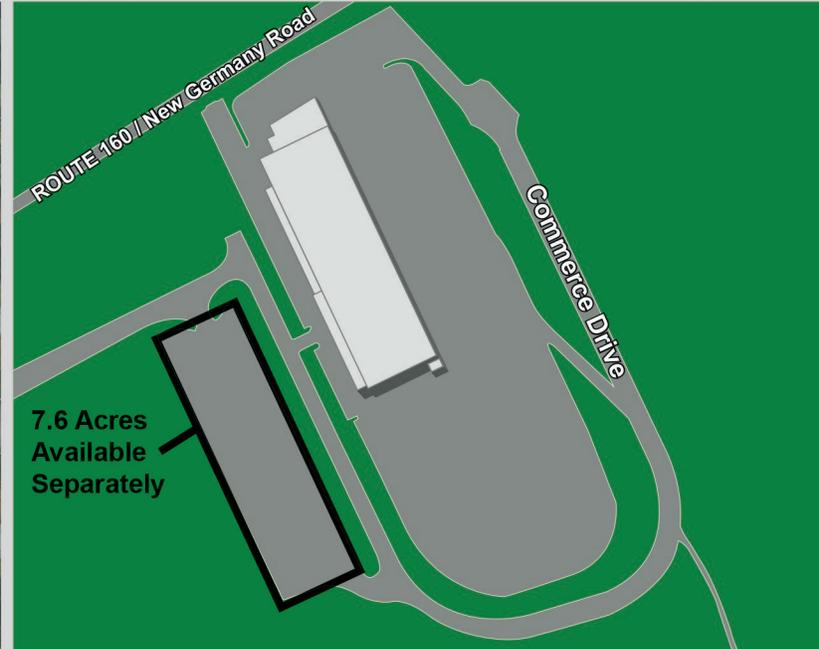


Water:	Ebensburg Borough, 12" Main, 8" Line - fire protection
Sewer:	Ebensburg Borough, 8" Main, 6" Line
Power:	Penelec/A FirstEnergy Company (2) 2500 kVA pad mounted transformers (8) 4000 A Cutler Hammer switchgear (1) 1200 A Cutler Hammer switchgear 480V, 3-phase, 4-wire 600 kW diesel back-up emergency generator
Heat:	Offices: Bryant gas-fired boiler Manufacturing: Rooftop combo units
Air Conditioning:	Offices: (1) 70-T roof mounted gas fired a/c unit Manufacturing: Heat and A/C - (6) roof mounted combo heating and A/C units totaling 560-T

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Sprinklers:	Wet; Ordinary Hazard - Group II - 8" Line 125 hp electric jockey pump
Equipment:	(2) Quincy 100 hp compressors (2) expansion tanks (1) air dryer
Miscellaneous:	<ul style="list-style-type: none">• Additional 7.60-acre lot adjacent to plant could be available. Ownership would consider selling with a leaseback.• Controlled ingress & egress• Perimeter lighting on building• Separate cooler & freezer rooms
Parking:	145 paved, marked and lighted spots
Last Use:	Wind turbine blade manufacturing
Zoning:	Light Industrial - I-L
Taxes:	\$234,806



For further information, please contact:

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