

# AVAILABLE

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



Approximately 164,939 SF on 21.6 Acres



## Crane Served - 100% Air Conditioned

<b>Year Built:</b>	2006
<b>Office:</b>	19,116 SF
<b>Office Description:</b>	Two levels with access via an elevator from the lobby to the upper level. The area consists of numerous perimeter office and meeting rooms.
<b>Quality:</b>	Excellent
<b>Dimensions:</b>	Main manufacturing area: 202' x 627' + offsets Office/support areas: 36' x 561' + 2nd level
<b>Ceilings:</b>	Metal - Steel Joist
<b>Ceiling Heights:</b>	37' 6" (Min) - 40' (Max) 41' (Min) - 42' (Max)
<b>Columns:</b>	Steel H
<b>Column Spacing:</b>	133'7" x 32'10" and 65'10" x 32'10"
<b>Roof:</b>	1 1/2" corrugated metal deck with insulation and a Firestone single-ply TPO membrane roof
<b>Floors:</b>	8" reinforced concrete
<b>Walls:</b>	8" block and insulated metal sandwich panels
<b>Lighting:</b>	T-5 lighting throughout
<b>Loading:</b>	(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
<b>Crane:</b>	(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'
<b>Gas:</b>	Peoples Natural Gas, 6" Main



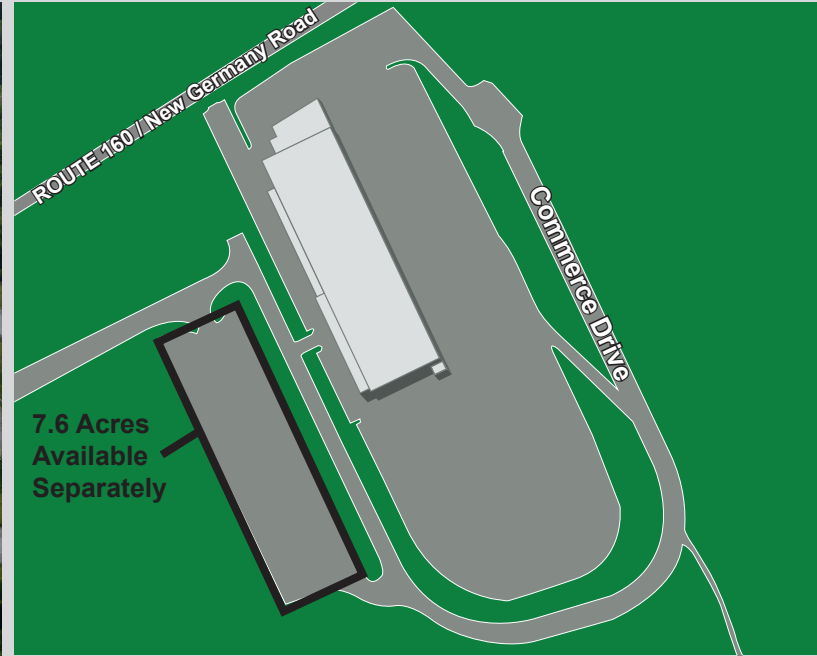
<b>Water:</b>	Ebensburg Borough, 12" Main, 8" Line - fire protection
<b>Sewer:</b>	Ebensburg Borough, 8" Main, 6" Line
<b>Power:</b>	Penelec/A FirstEnergy Company (2) 2500 kVA pad mounted transformers (8) 4000 A Cutler Hammer switchgear (1) 1200 A Cutler Hammer switchgear 480V, 3-phase, 4-wire 600 kW diesel back-up emergency generator
<b>Heat:</b>	Offices: Bryant gas-fired boiler Manufacturing: Rooftop combo units
<b>Air Conditioning:</b>	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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<b>Sprinklers:</b>	Wet; Ordinary Hazard - Group II – 8" Line 125 hp electric jockey pump
<b>Equipment:</b>	(2) Quincy 100 hp compressors (2) expansion tanks (1) air dryer
<b>Miscellaneous:</b>	<ul style="list-style-type: none"><li>• Additional 7.60-acre lot adjacent to plant could be available. Ownership would consider selling with a leaseback.</li><li>• Controlled ingress &amp; egress</li><li>• Perimeter lighting on building</li><li>• Separate cooler &amp; freezer rooms</li></ul>
<b>Parking:</b>	145 paved, marked and lighted spots
<b>Last Use:</b>	Wind turbine blade manufacturing
<b>Zoning:</b>	Light Industrial – I-L
<b>Taxes:</b>	\$234,806



For further information, please contact the NGKF Hart Industrial Group:

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Industrial

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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.