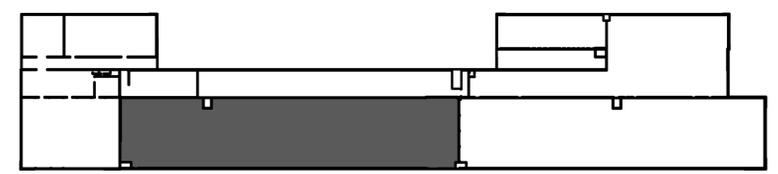


SPACE 108 LEASE OUTLINE DRAWING

**Jeannette Industrial Park**  
**Tenant Space 108**  
**Jayhawk Drive**  
**City of Jeannette**  
**Westmoreland County, Pennsylvania**  
**April 11, 2011**



BUILDING KEY PLAN  
 Scale: NTS

**Design 3 Architecture**  
 300 Oxford Drive  
 Suite 120  
 Monroeville, PA 15146  
 TEL (412) 373-2220  
 FAX (412) 373-4571  
 www.d3a.com

**WDC**  
 Westmoreland County  
 Industrial Development  
 Corporation  
 Courthouse Square, Suite 601  
 2 North Main Street  
 Greensburg, PA 15601

MOD. TIME: 8/22/2006 10:13 AM  
 MOD. BY: jparish  
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**JEANNETTE INDUSTRIAL PARK**  
**Building 100B**



**MUNICIPALITY:** City of Jeannette  
**LOCATION:** 108 Jayhawk Drive  
**ADDRESS:** Jeannette, PA 15644

**SITE DESCRIPTION:**

Type of Building: Industrial/Warehouse  
Area of Building:  
    a. Total Available: 55,019 sf  
  
Wall Construction: Stone and Brick  
Floor Construction: Reinforced Concrete  
Roof Construction: Gable – Metal  
Ceiling Heights: 19’ to bottom of truss  
Truck Doors: 2-Docks (8’x8’ & 9’x10’) and 1-  
drive-in (14’x14’)  
  
Cranes: No  
Sprinkling System: Yes, ordinary hazard wet system  
Security System: Fire Alarm System  
Comments: Floor plan layout is available.

**CONTACT:**

Westmoreland County Industrial  
Development Corporation  
Fifth Floor, Suite 520  
40 North Pennsylvania Avenue  
Greensburg, PA 15601  
PHONE: (724) 830-3061 FAX: (724) 830-3611  
Email: [wcidc@wpa.net](mailto:wcidc@wpa.net)  
Web Site: [www.westmorelandcountyidc.org](http://www.westmorelandcountyidc.org)

**UTILITIES:**

Electricity: Allegheny Power – 400 AMP, 3-Phase  
electrical service.  
  
Gas: Columbia Gas of PA  
  
Water: Municipal Authority of Westmoreland  
County  
  
Sewage: City of Jeannette Municipal Authority  
  
Comments: Building heated by 2 gas-fired air rotation  
units.

**TRANSPORTATION:**

Nearest  
Highway: U.S. Route 30 – 1 ½ miles  
PA Turnpike, Exit 7 Irwin – 6 miles  
  
Nearest Airport: Arnold Palmer Regional Airport – 13 miles  
  
Rail Accessible: No  
  
Water Access: No  
  
Comments: None

**STATUS:**

Available For: Lease - \$2.50/sf (Triple Net)  
Consider Subdivision: No

NOTE: Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, change in price, prior sale, withdrawal notice, or other conditions.