For Lease
Modernized Light Industrial

220 S. Noah Drive, Saxonburg, PA
Clinton Township, Butler County

- Building size: 122,057 SF
- Clear height: 30'
- 3 cranes: 1-5 ton and 2-one ton
- 6 docks w/levelers and 3 drive-ins
- Located of Rt 228 in Victory Road Business Park
- Land Area: 11.78 Acres
- Parking: 158 existing (268 potential spaces)
- Lease rate: $8.95/SF NNN

Planned facade upgrade underway

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Licensed in Pennsylvania as Newmark Real Estate

NEWMARK

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Industrial COMMERCIAL PROPERTIES

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to condition, square footage or age are approximate. Buyer or Tenant acknowledges that they are relying on their own investigations and are not relying on Broker provided information.

Site Stats
220 S. Noah Dr., Saxonburg, PA

As exclusive agent, Newmark is pleased to present this unique opportunity for Lease. A single story, Class A light industrial 122,057 SF building situated on 11.78 acres in the Victory Road Business Park. Built in 2008 and occupied by one user. The building is available for immediate occupancy for a single tenant. The property is located off RT 228 at Victory Road 4 miles east of RT 8 (N/S) and an additional 9 miles east of Cranberry Township at the confluence of RT 228 (E/W)/RT 19 (N/S)/I-79 (N/S)/I-76 (E/W). The RT 228 corridor is one of the fastest growing residential and commercial districts in Southern Butler County and provides excellent access to amenities.

Existing Building Highlights

- Structural steel system with poured concrete slab on grade with concrete foundations
- Metal panel exterior with split face block/brick office facades
- Pitched standing seam metal roof
- 20,000 SF finished offices for C-suite; private offices; functional open plan
- 102,500 SF Light Industrial/Warehouse space
- Clear height 30'
- Column spacing 46' x 48'
- 1-5 ton crane and 2-1 ton crane

MEP System

- Full HVAC in office area
- Eight (8) ventilation units in light industrial space
- Gas-fired suspended radiant tube heaters in light industrial space
- 4000 AMP; 480/277 V; primary service with 120/208 V
- Fully protected wet-pipe sprinkler system – ordinary hazard

Shipping and Receiving

- Six dock high doors (9'x10') with levelers and seals with a concrete apron
- 3 at-grade drive in doors (12'x14')

Utility Providers

- Gas: Peoples Gas
- Electric: West Penn Power
- Water: PA American Water
- Sewer: Saxonburg Water Authority
- Voice/Data: Armstrong

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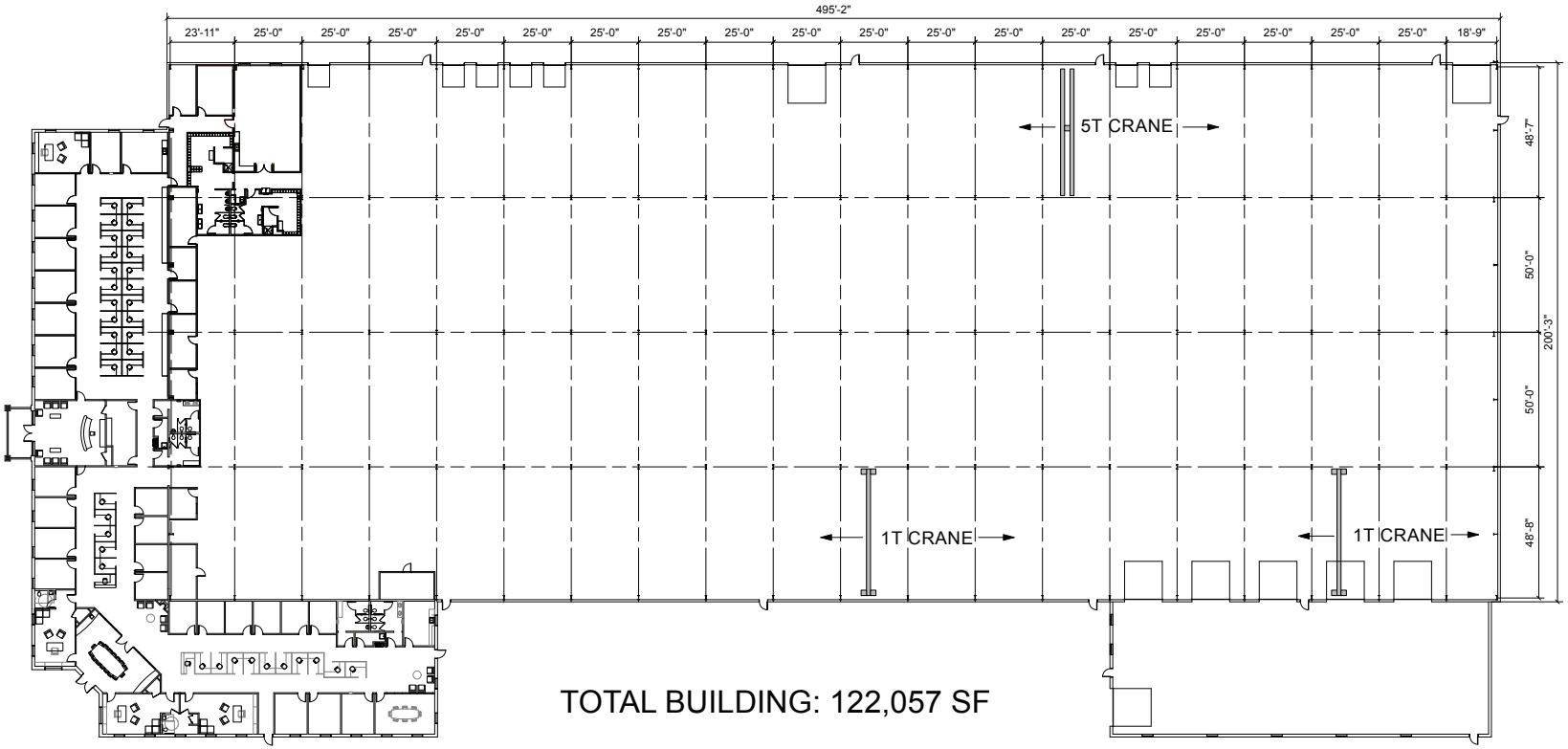
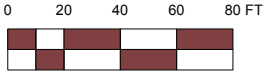
Existings Conditions Plan
220 S. Noah Dr., Saxonburg, PA





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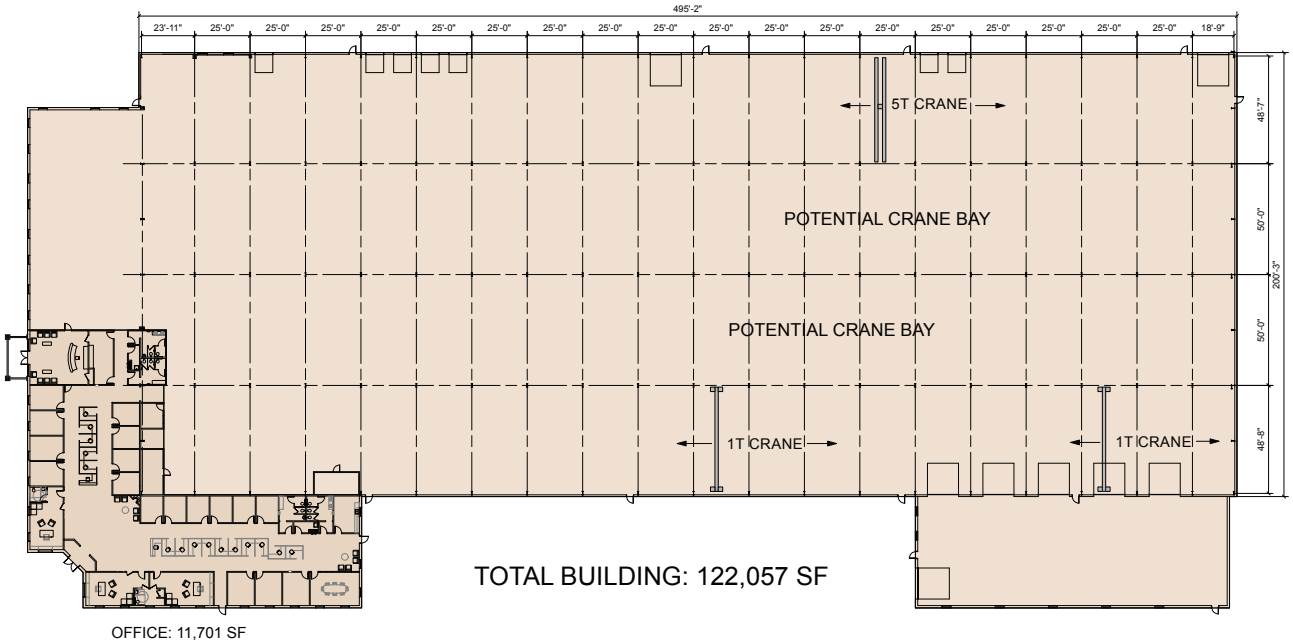
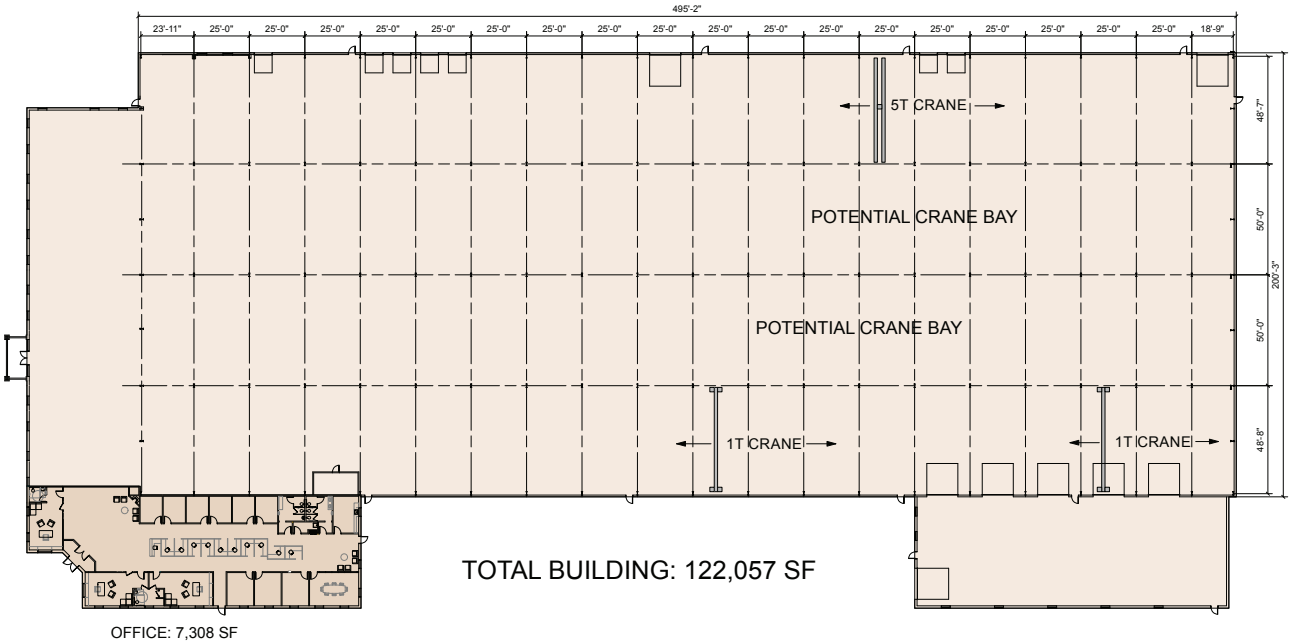
Proposed Plan w/Office Options
220 S. Noah Dr., Saxonburg, PA

Option A
11,701 SF Office



Option B
7,308 SF Office



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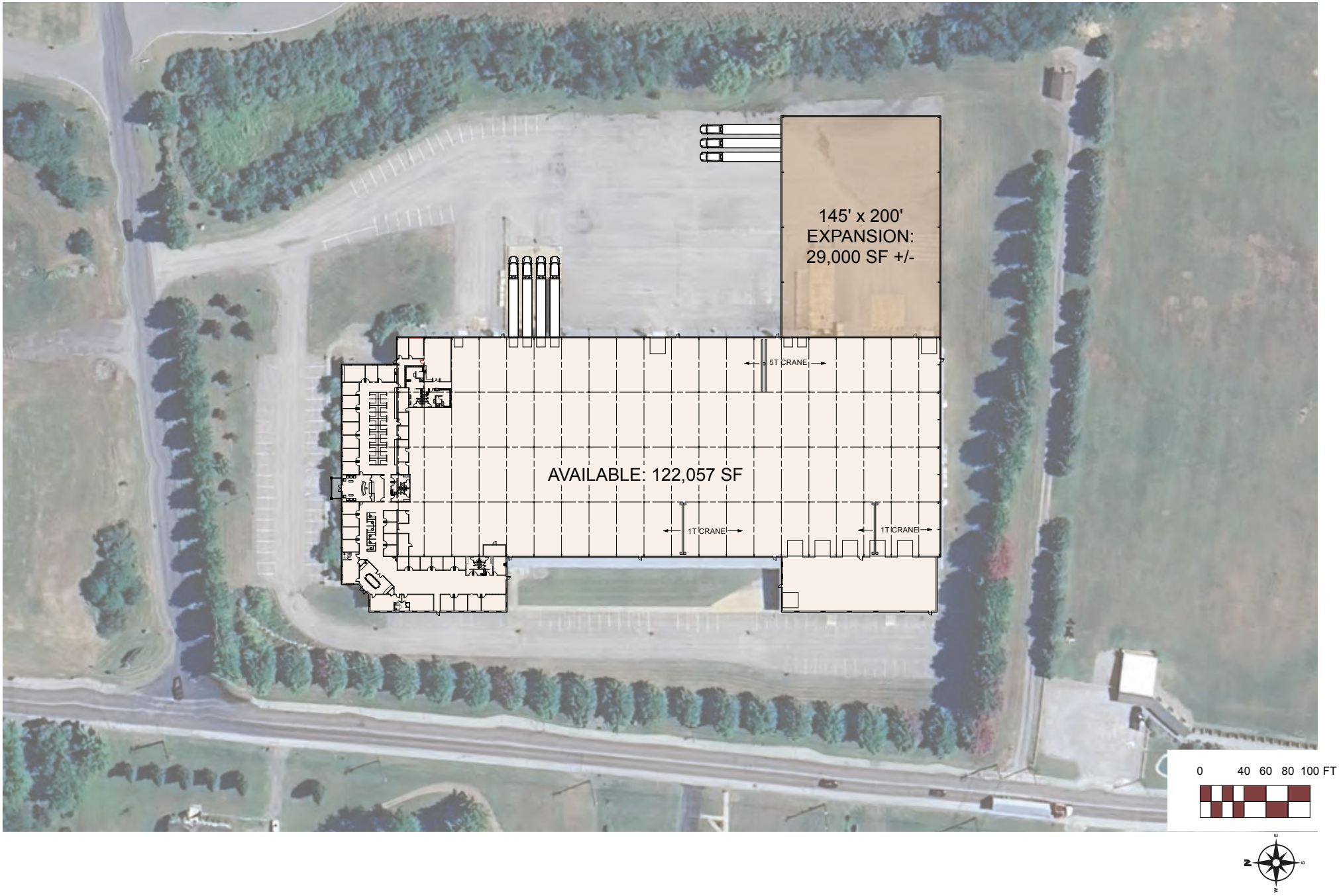
Potential Expansion Plan A
220 S. Noah Dr., Saxonburg, PA



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Potential Expansion Plan B
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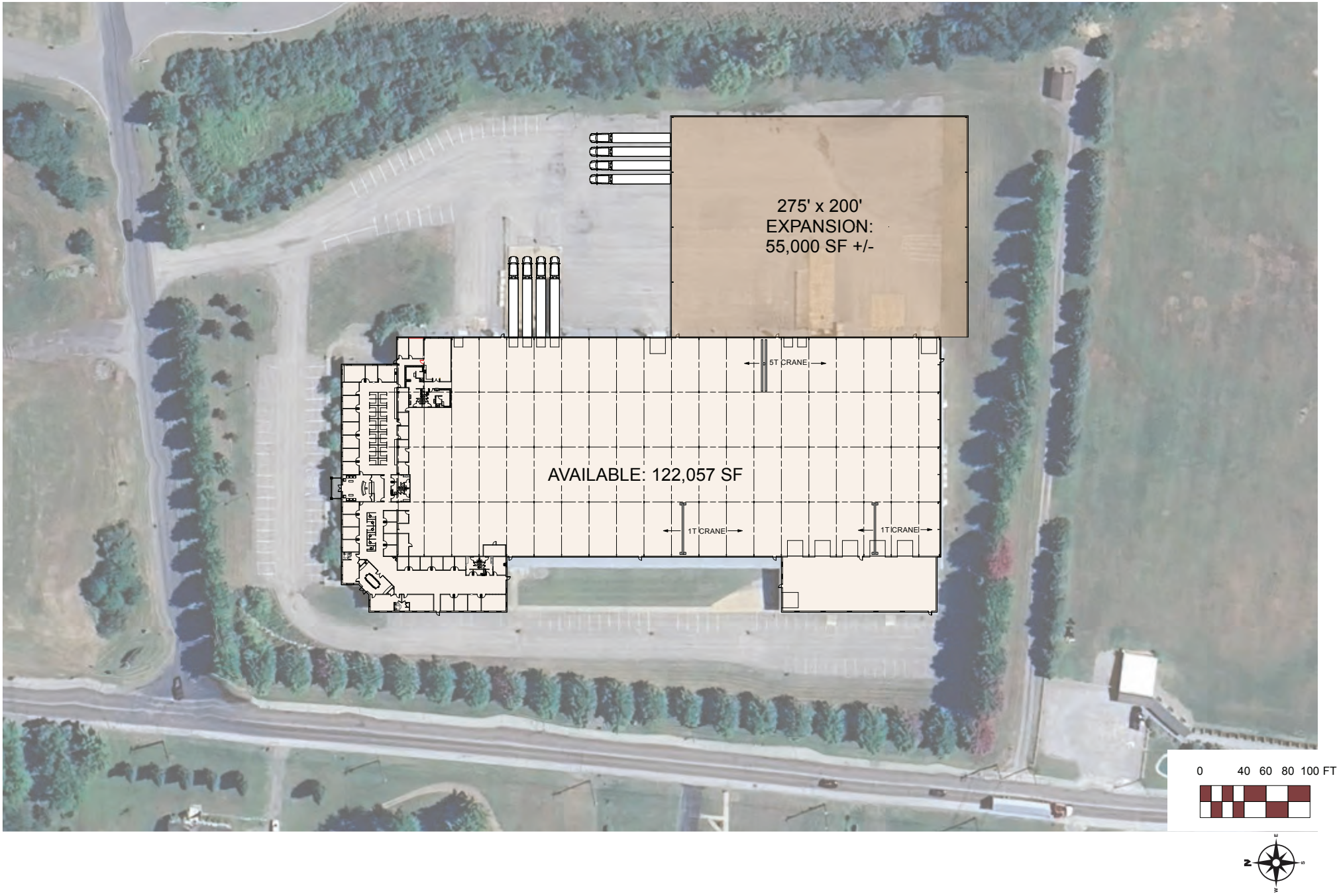

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Transforming the shape of business.

Exterior Property Photos
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Interior Property Photos
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