

# INDUSTRIAL FOR LEASE

## FORMER US POSTAL FACILITY - NEW CASTLE, PA

20 East South Street, New Castle, PA 16101



### OFFERING SUMMARY

<b>AVAILABLE SF:</b>	12,000 - 25,702 SF
<b>LEASE RATE:</b>	\$4.00 SF/yr (NNN)
<b>LOT SIZE:</b>	1.65 Acres
<b>YEAR BUILT:</b>	1970
<b>BUILDING SIZE:</b>	25,702 SF
<b>RENOVATED:</b>	1985
<b>ZONING:</b>	C-2
<b>MARKET:</b>	Western PA

### PROPERTY OVERVIEW

Sublease available for vacant former postal carrier facility for remainder of existing lease term until 9-30-23.

### PROPERTY HIGHLIGHTS

- Flexible open floor space
- Separate warehouse and flex space available
- Central Air in Office/Flex Space
- One Double Door to Dock High Platform
- 3 Overhead doors
- 120 Parking space in secure lot
- 800 AMPS, 208/120V, 3 phase power

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