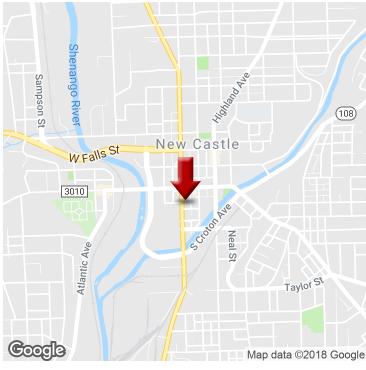
## INDUSTRIAL FOR LEASE

# FORMER US POSTAL FACILITY - NEW CASTLE, PA

20 East South Street, New Castle, PA 16101







#### **OFFERING SUMMARY**

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

### KW COMMERCIAL PHILIP LAMAY

11269 Perry Highway
Wexford, PA 15090

0 412.933.8500
C 412.418.8241
philiplamay@kw.com

#### **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

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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#### **PHILIP LAMAY**

Director 0 412.933.8500 C 412.418.8241 philiplamay@kw.com

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