

# 68,259 SF

AVAILABLE FOR LEASE WITHIN A 381,881 SF BUILDING

180 WELLES STREET, SUITE 550  
CROSS VALLEY WEST PROFESSIONAL BUILDING  
FORTY FORT, PA



## NEAR CROSS VALLEY EXPRESSWAY



### DIRECTIONS TO CROSS VALLEY WEST PROFESSIONAL BUILDING:

#### TRAVELING NORTH ON ROUTE 309

Take Exit 4 (Kingston/Forty Fort). Follow exit ramp to the right and merge onto Rutter Ave. Keep left at the fork. Continue through the intersection onto Welles Street. The entrance to the building will be on your right.

#### TRAVELING SOUTH ON ROUTE 309

Take Exit 5 (Kingston/Forty Fort). Turn left onto Wyoming Avenue. Proceed approximately 1/4 mile and turn right onto Welles Street. Proceed another 1/4 mile and the entrance to the building will be on your left.

# PLANS AND SPECIFICATIONS

## SIZE

- Building Size: 381,881 square feet
- Available Space: 68,259 square feet
- Includes main office approximately 740 square feet
- Contains two (2) warehouse restrooms and one (1) main office restroom

## BUILDING CONSTRUCTION

- Existing warehouse ceiling height of approximately 16'-0" bottom of steel, approximately 17'-0" bottom of deck
- Existing column spacing is approximately 21'-0" x 21'-0"

## LOADING

- Contains eleven (11) vertical lift, insulated steel dock doors. Seven (7) of those with mechanical levelers.

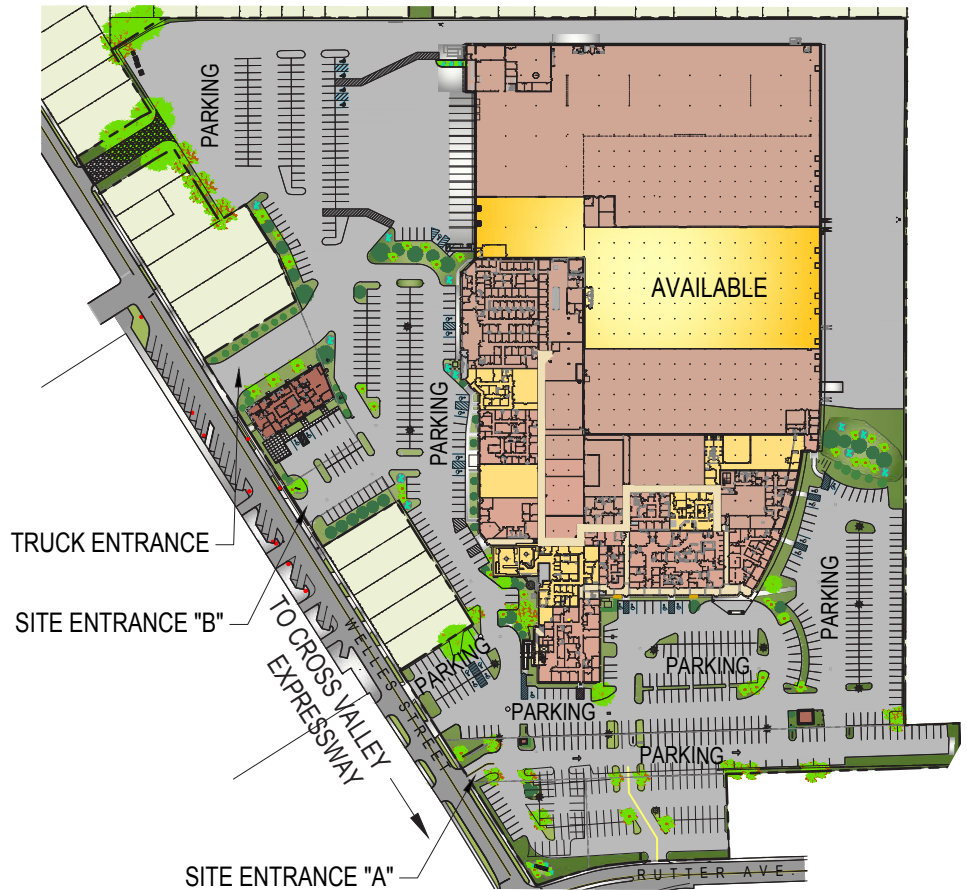
## UTILITIES

- Warehouse heating is provided by gas-fired unit heaters.
- Space has an existing 225 amp 208/120 volt 3- phase, electrical service.
- Warehouse lighting is energy efficient fluorescent lights.
- Space has an existing, Light Hazard, sprinkler system.
- Provisions for domestic water and natural gas provided.
- All utilities shall be separately metered.

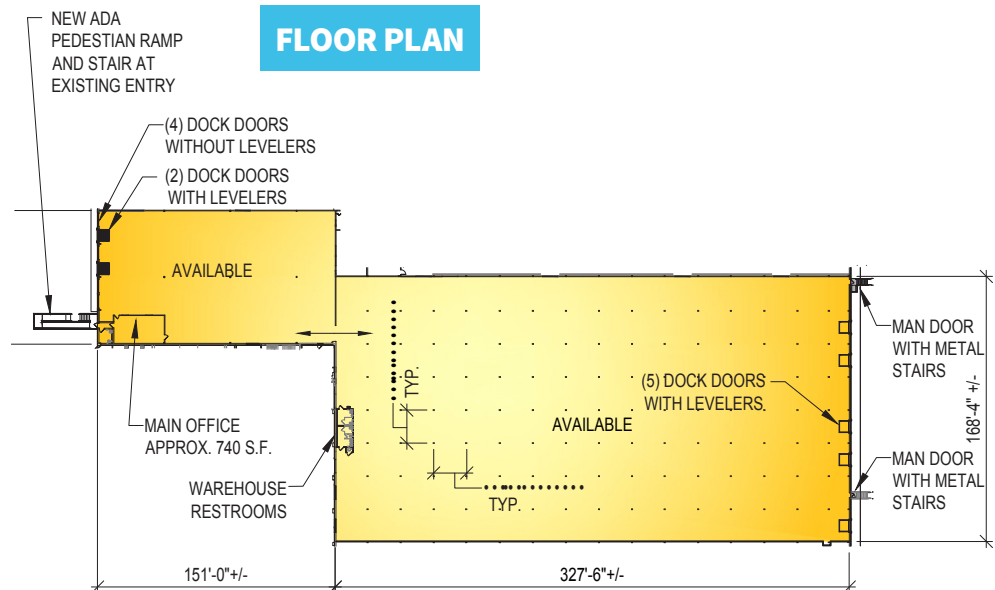
## PARKING AND AMENITIES

- Ample parking spaces available.
- Asphalt paved parking lot with professionally maintained landscaping.
- Sign locations available at street entrance monument sign, building exterior and building interior.

## SITE PLAN



## FLOOR PLAN



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