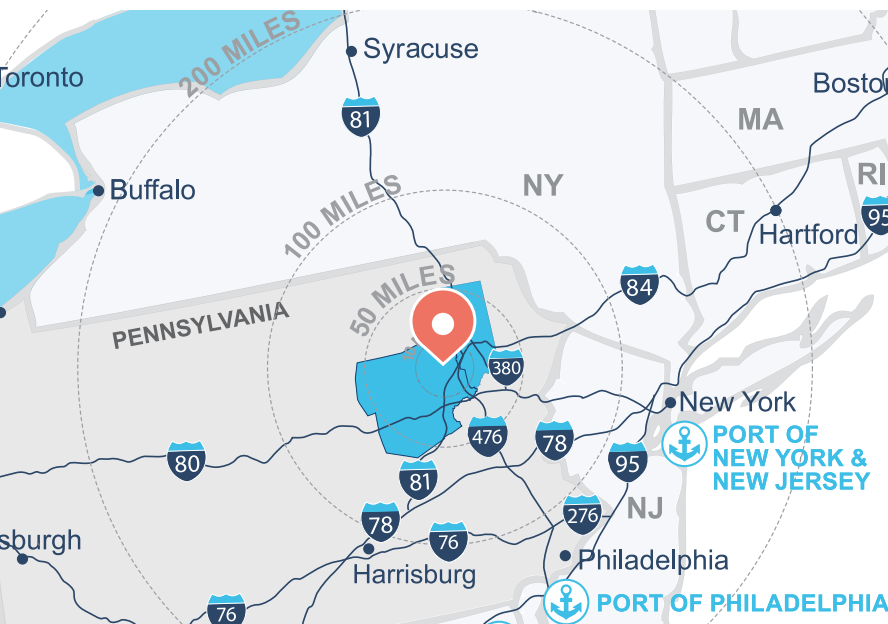


4,612 SF

190 WELLES STREET
CROSS VALLEY WEST PROFESSIONAL BUILDING
FORTY-FORT, PA 18704



GREAT ACCESS TO 1-81 & 1-80!



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 of mile and the entrance to the building will be on your left.

To learn more, please call Mericle's Leasing Team at **570.823.1100** to request a proposal and/or arrange a tour.



BOB BESECKER
Vice President
bbesecker@mericle.com

JIM HILSHER
Vice President
jhilsher@mericle.com

BILL JONES
Vice President
bjones@mericle.com

PROPERTY SPECIFICATIONS

SITE IMPROVEMENTS

- Available space comes with seventeen (17), first come-first serve parking spaces and eight (8), reserved spaces.
- Asphalt paved parking lot with professionally maintained landscaping.
- Sign locations available at street entrance monument sign, building exterior and building interior.

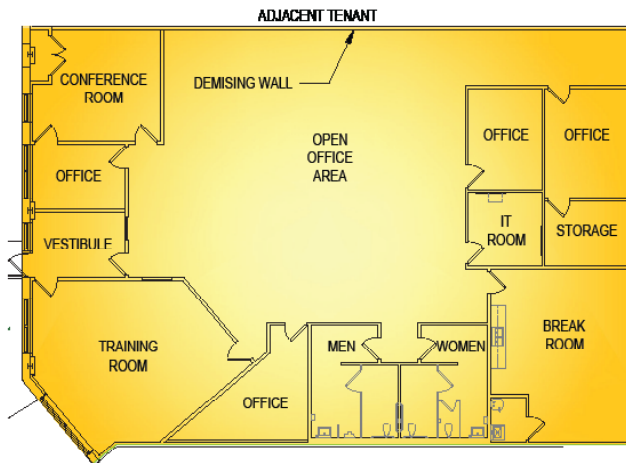
BUILDING IMPROVEMENTS

- Building contains 381,881 S.F.
- Available space is 4,612 S.F.
- Available space is accessed by an exterior glass entry door.
- Available space has an existing acoustical suspended ceiling system at 9'-0" above finish floor.
- Available space has lighting levels of approximately 30-foot candles. Light fixtures are 2 x 4 fluorescent troffer fixtures with prismatic lenses.
- Available space has 125 amp 480/277 volt, 3-phase, 225 amp 120/208 volt, 3-phase, 100 amp 120/208 volt 3-phase electrical services.
- Available space has heating, cooling, and ventilation supplied by two (2) electric/gas roof top packaged units designed for 1-ton per 400 S.F.
- Available space has an existing, Light Hazard, sprinkler system.
- Domestic water and natural gas provided. Utilities separately metered.

SITE PLAN



FLOOR PLAN



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