

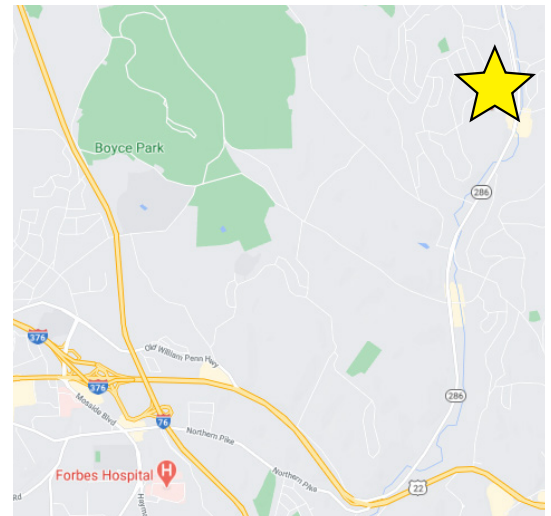
801 PRESQUE
ISLE
DRIVE

SAMPSON · MORRIS GROUP



BUILDING FEATURES

- Office/Tech/Flex Building: 33,000 SF for lease
- 8.25/1,000 SF parking ratio
- Subdividable to 7,500 SF
- Call center ready
- Modifiable to fit your needs
- Modern clear span building with one column line
- Abundant natural light
- 14' to 16' under beam ceiling height
- Power: 1200 amp, 120/208v 3-phase
- Professionally managed
- Prominent signage opportunity



JACK O'DONOGHUE, SIOR

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CUSHMAN & WAKEFIELD

310 Grant Street, Suite 1825, Pittsburgh, PA

412 391 2600

cushmanwakefield.com



OFFICE/TECH/FLEX FOR LEASE

801 PRESQUE ISLE DR.

PLUM, PA 15238



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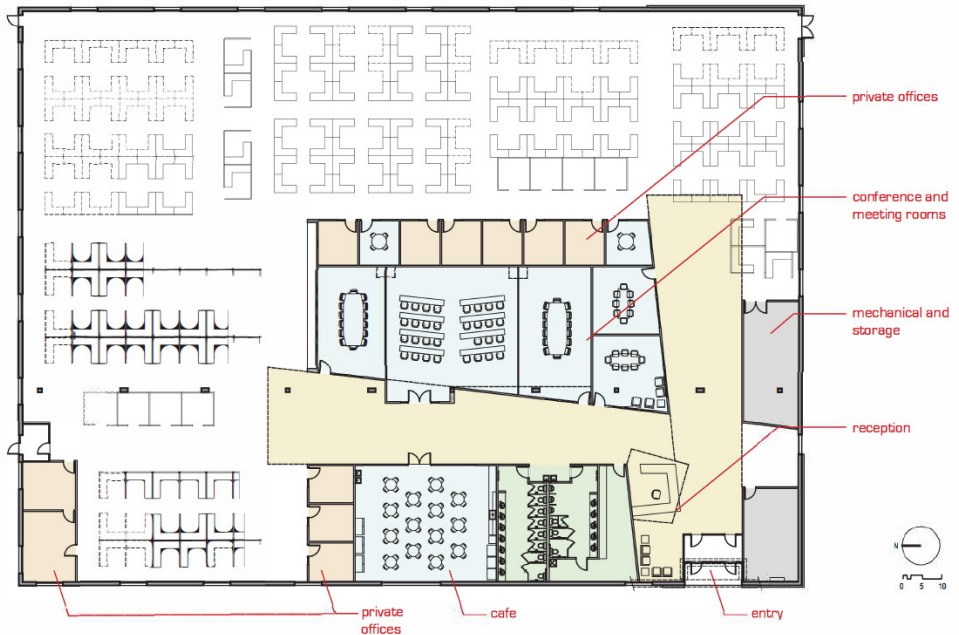
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**MULTIPLE INGRESS/EGRESS POINTS
DIRECTLY OFF RT. 286/GOLDEN MILE HWY.**



**SINGLE TENANT
USER LAYOUT**



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ABUNDANT NEARBY
RETAIL AMENITIES

801 PRESQUE
ISLE
DRIVE

DOLLAR GENERAL

ExxonMobil



Presque Isle Plaza



Laundromat
Stitt Chiropractic
Conca D'oro Pizzeria
Nail Salon

Nearby Retailers



Edward Jones

FANTASTIC SAM'S

Allstate

Holiday Park Center



FINE WINE &
GOOD SPIRITS

Shop'n Save



Salon & Spa
Azan Wok
Smoker Friendly
Tanning Salon
Holiday Park Cleaners

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