

HW70

594 CARLTON DR, BENTLEYVILLE, PA 15314

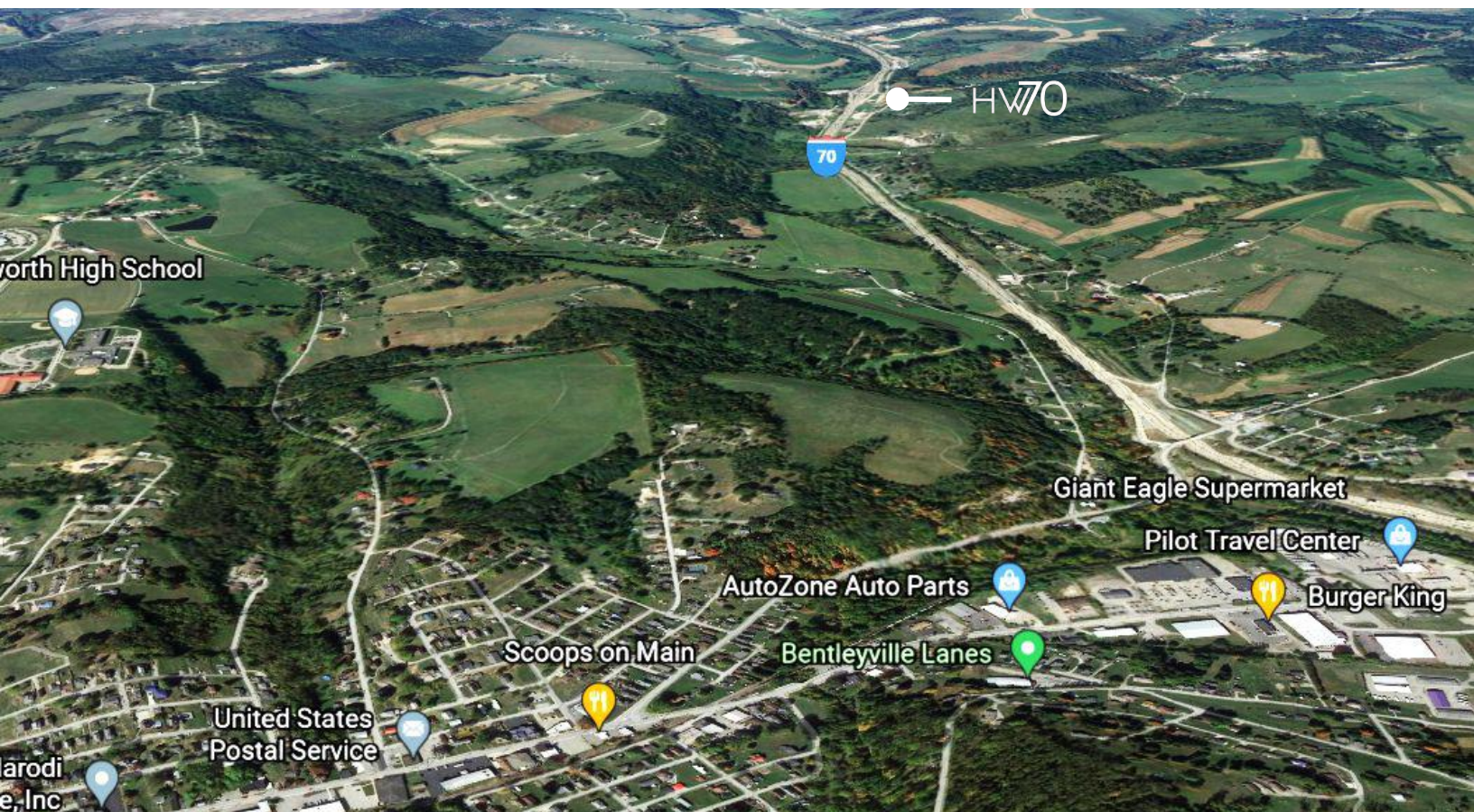
RETAIL | FLEX COMMERCIAL | OFFICE



NOW LEASING

HARDY
WORLD  LLC

SUMMARY



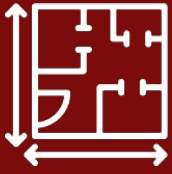
Located off Exit 31 on I-70, HW70 opens new avenues for booming businesses and expanding enterprises.

HW70 is the only product in the area offering open floor plans, high ceilings and build-outs in a brand new pre-engineered metal building.

HW70's efficient design and on-site utilities create low maintenance fees with a contemporary look and feel.



KEY FACTS



28,200 SF TOTAL
4,200 SF MIN
60' CLEAR



B-1 ZONING
SOMERSET
TOWNSHIP

Multiple uses allowed



ROLL-UP DOORS
EXISTING &
OPTIONAL



18' CLEAR
SPRINKLERED
HIGH BAY LED

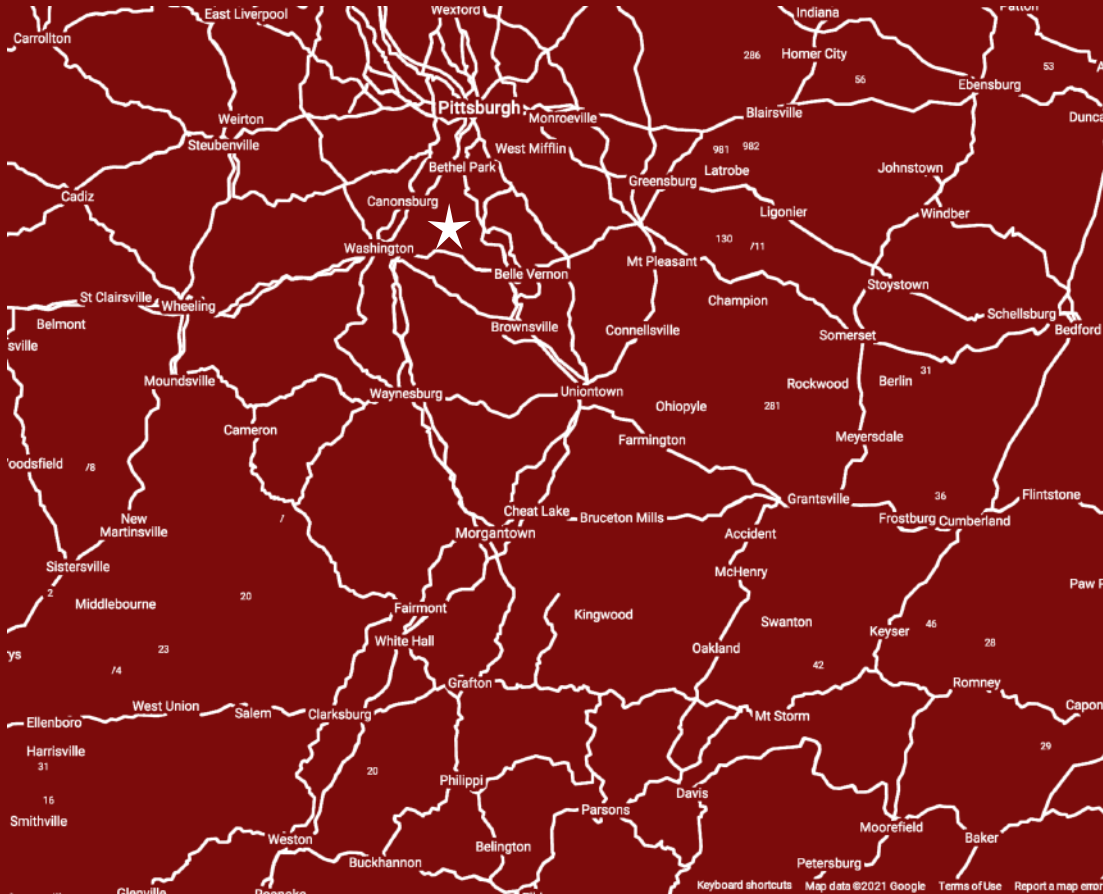


LOW MAINTENANCE
CAM CHARGES
INCLUDED IN RENT*

LOCATION



PITTSBURGH
INTERNATIONAL AIRPORT



DISTANCES TO MAJOR CITIES

Eighty Four - 6 Mi | 11 Min
 Charleroi - 10 Mi | 16 Min
 Belle Vernon - 11 Mi | 14 Min
 Canonsburg - 12 Mi | 21 Min
 Washington - 14 Mi | 18 Min
 Meadowlands - 16 Mi | 22 Min
 Southpointe - 18 Mi | 28 Min
 Wash Cty Airport - 20 Mi | 25 Min
 Uniontown - 32 Mi | 34 Min
 Pittsburgh - 35 Mi | 50 Min
 Wheeling - 45 Mi | 46 Min
 Morgantown - 54 Mi | 58 Min

DISTANCE TO MAJOR ROADWAYS

PA I-79 - 22 Mi | 22 Min
 PA Rt 51 - 21 Mi | 27 Min
 PA-43 - 8 Mi | 9 Min

ACCESS TO 60% US POPULATION IN 24 HOUR DRIVE TIME

SPECIFICATIONS



Allowable Uses	Conditional Uses
Retail Stores	Multiple Dwellings
Service Shops	Shopping Centers
Eat/Drink Place	Wholesale Business
Bowling Alleys	Light Manufacturing
Offices	Research
Banks	Laboratory
Motels	Retail Stores w/ display
Commercial Recreation	Auto repair
Public Utility Services	Warehousing
Public Buildings	Supply yards
Churches	Truck Terminal

FLEXIBLE LEASES
EXCLUSIVE BUILD-OUTS
HIGH VISIBILITY
ABUNDANT SIGNAGE
30' TRUCK CORRIDOR

UTILITIES

WestPenn[®] Power
A FirstEnergy Company

WEST PENN ELECTRIC

PEOPLES[®]

PEOPLES GAS



CHARLEROI WATER



ON-SITE SEPTIC

CONSOLIDATED INTERNET
 BIG'S TRASH

Water: Sub meters installed by Landlord. Monthly usage to be paid by tenants.

Electric: Separate connection for each tenant.

Gas: Heating for each tenant, prorated share.

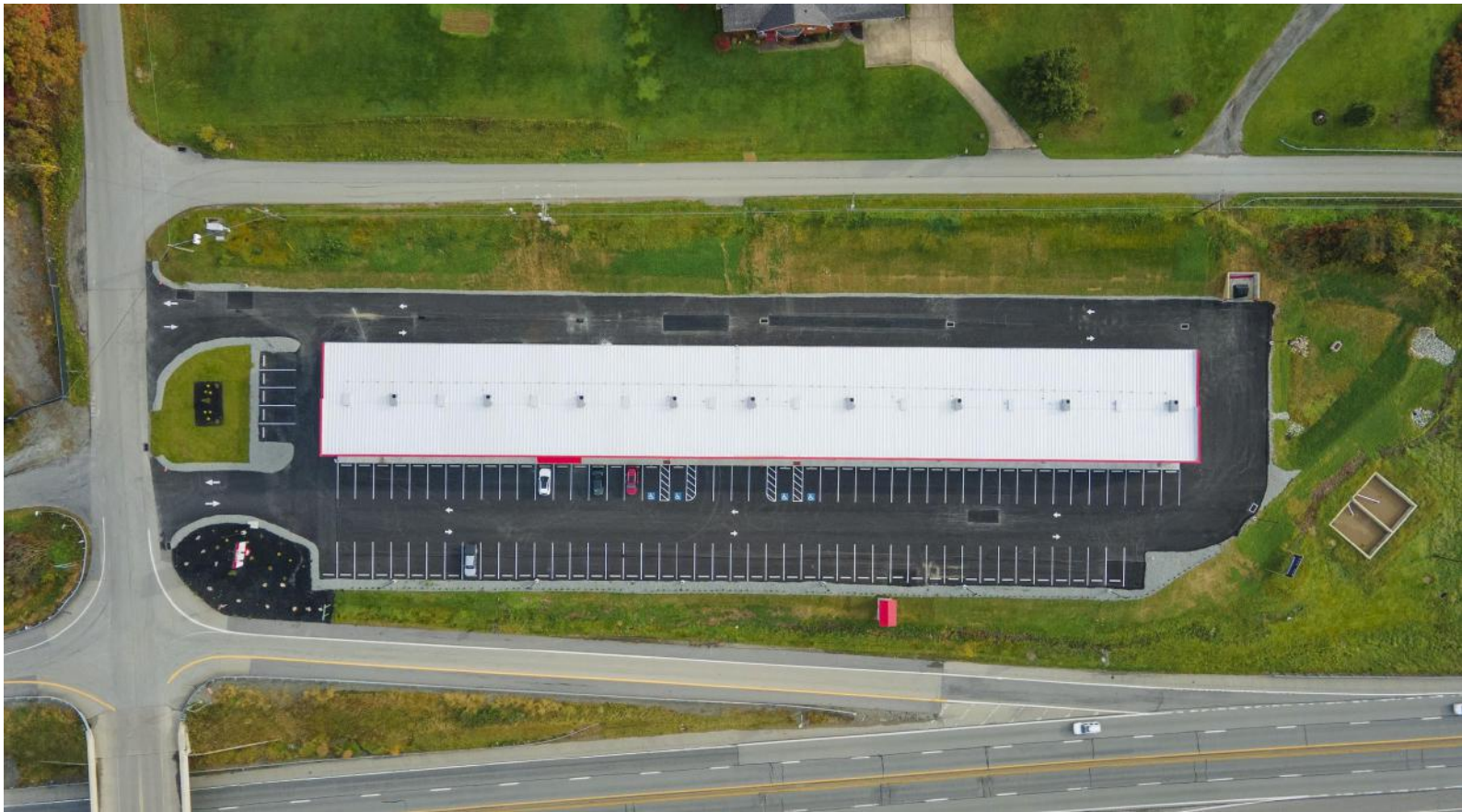
Internet: Separate connection for each tenant.

Sewer and Trash Removal: Included in CAM.

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SITE PLAN



Anchored between Washington and New Stanton, HW70's location is one of a kind; with high visibility and traffic counts, HW70's hits the bull's eye with a commercial location in the area.

HW70 provides opportunities for any office, retail, showroom or commercial warehouse user to establish, grow and expand in the Washington County.

The site consists of one contiguous building with 28,000 SF total available. Minimum divisible to 4,200 SF and with up to 16 storefronts, the site has 99 parking spaces, 30' truck corridor and all utilities available on site.





FLOOR PLAN

- Available spaces range from 4,200 SF to 28,200 SF contiguous.
- One floor building, with a clear height of 18'
- Each suite comprises of a 10'6" x 10' storefront, 4'x6' window, rear exit door and option to add a 10' x 12' rear roll up door.
- Suite 103 & 104 come with a 12' x 14' front roll up door.
- 5 Ton HVAC unit(s) is included with each suite, additional RTU requirements would be a part of TI allowance.



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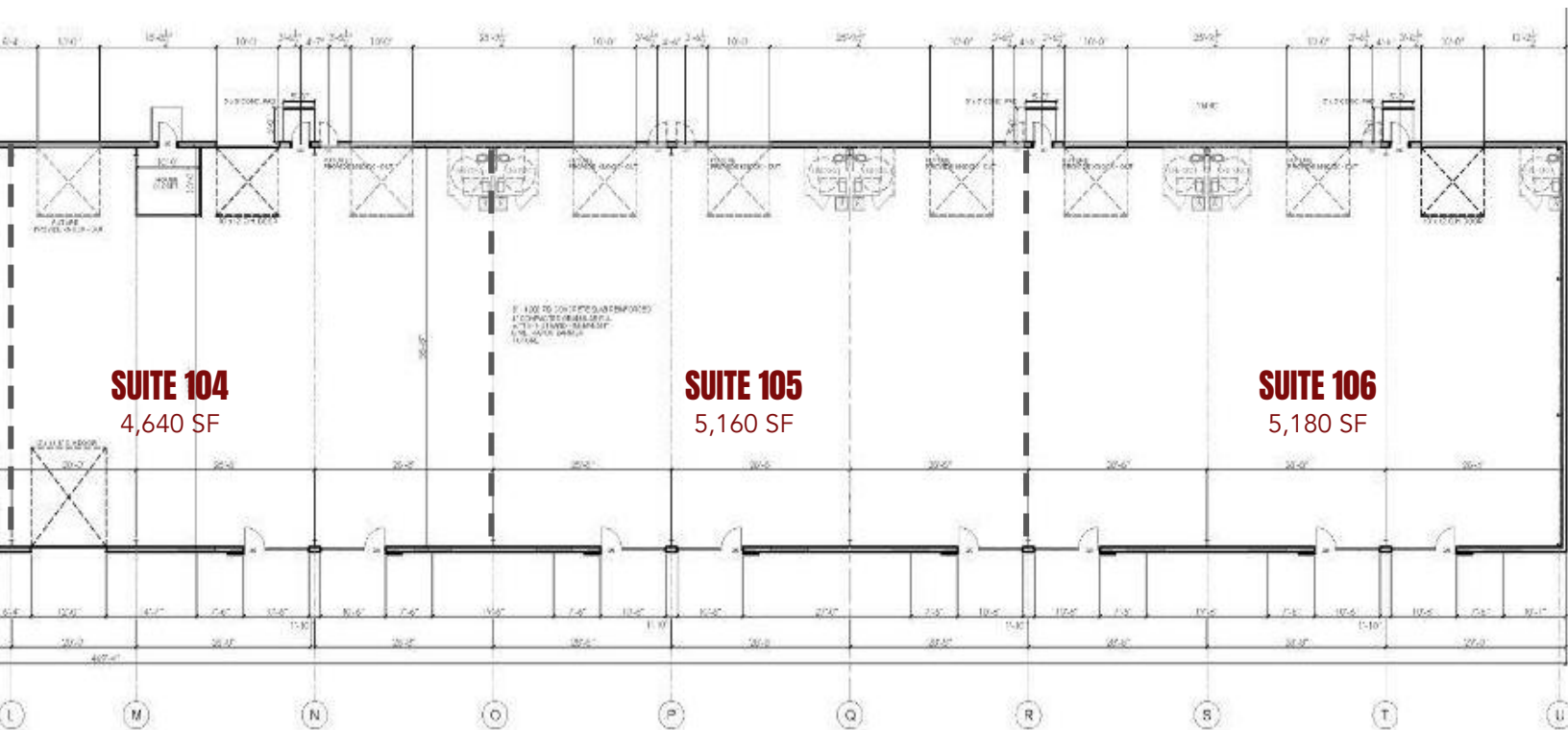
TREMENDOUS BUILDING AND PYLON SIGNAGE OPPORTUNITY

EXCLUSIVE TENANT BUILD-OUTS TO MEET YOUR NEEDS.
\$15/ SF IN TENANT IMPROVEMENTS.*

CLASS A PEMB BUILDING. BRAND NEW CONSTRUCTION.

SHELL CONSTRUCTION COMPLETE. BUILD-OUT READY

BASE CONDITION - WARM VANILLA SHELL .





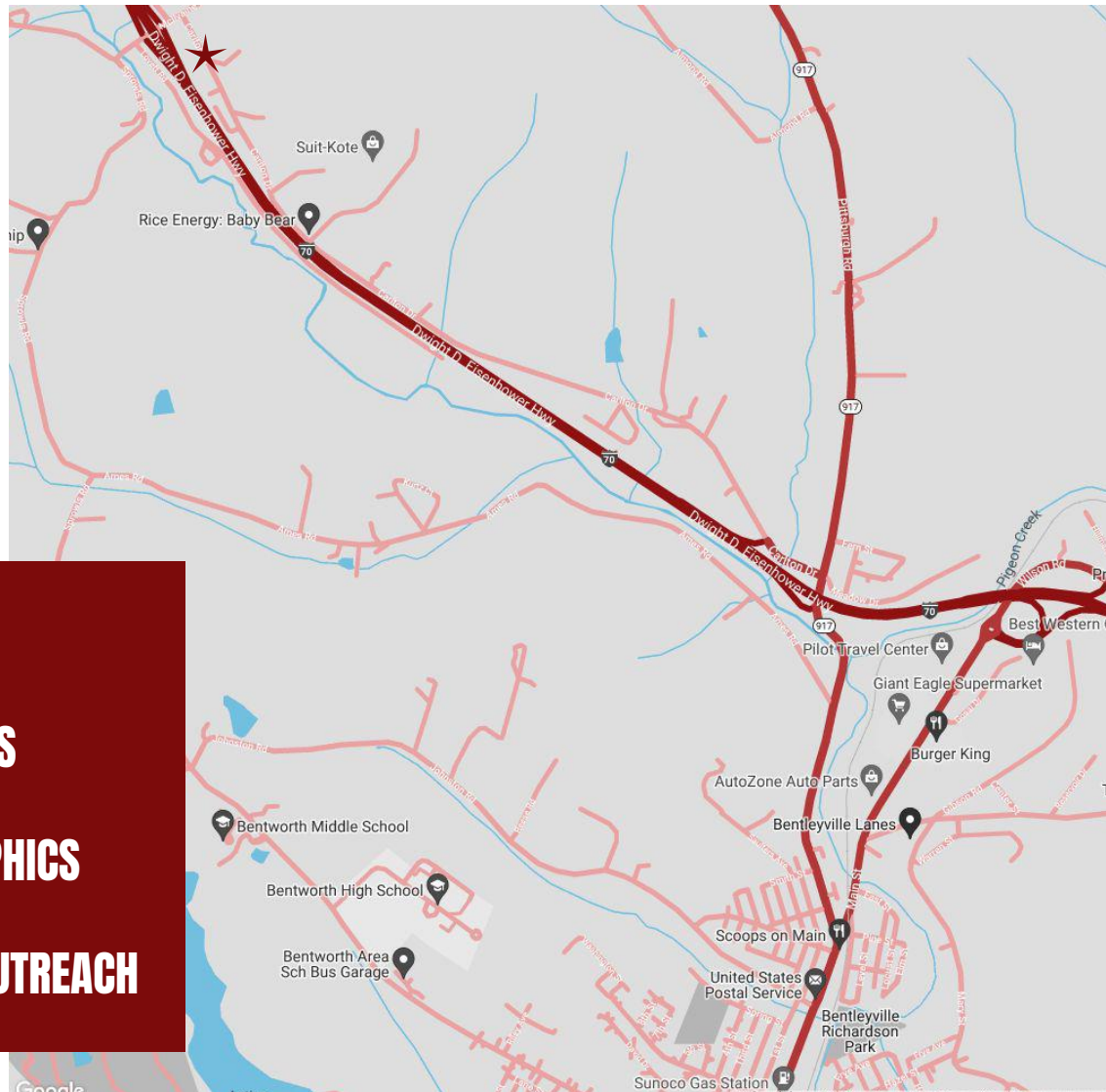
NEIGHBORHOOD & MARKET ANALYSIS

WASHINGTON COUNTY

The county is located in South Western PA and is a part of the Pittsburgh MSA.

It has over 200,000 people, 81,130 households, and 56,000 families.

Over 2.5% growth in population, housing and median household income since 2010



LOW TAXES

EASE OF BUSINESS

GROWING DEMOGRAPHICS

POSITIVE COMMUNITY OUTREACH

WHY HW70

The stretch from Belle Vernon all the way to Washington on I 70 is in dire need of a commercial & retail center.

HW70's central location is the answer to that demand; to provide as a one stop solution for both business providers and consumer fronting enterprises.



DEMOGRAPHICS



POPULATION



MEDIAN INCOME



TOTAL BUSINESSES



Daytime Employment



CONSUMER SPENDING

3 MI | 5 MIN

4,552

\$56,061

226

226

\$29,089

5 MI | 8 MIN

11,799

\$59,701

381

381

\$30,909

10 MI | 15 MIN

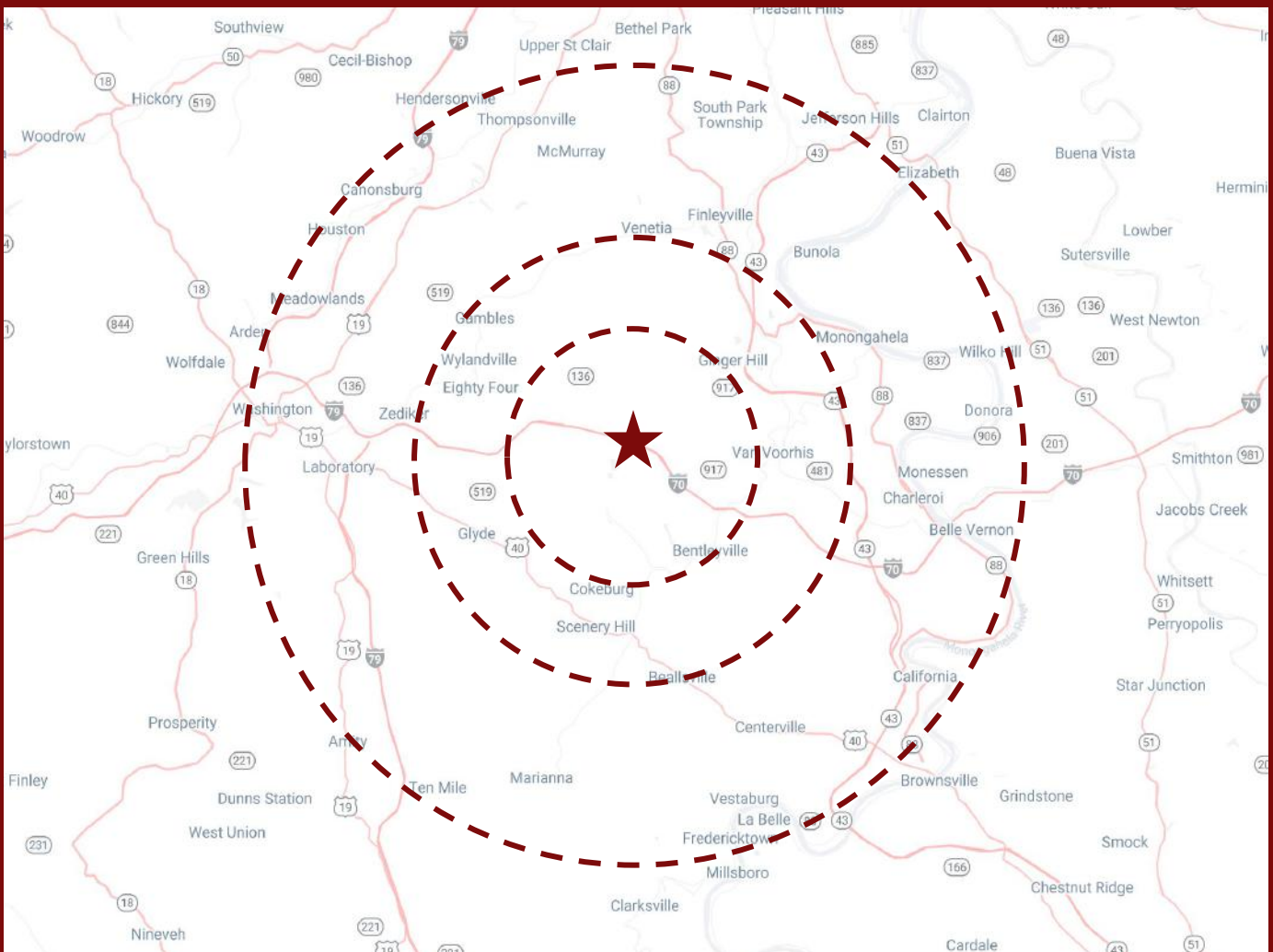
109,000

\$64,326

4,301

4,301

\$32,415





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PHOTOS & RENDERINGS



PHOTOS & RENDERINGS



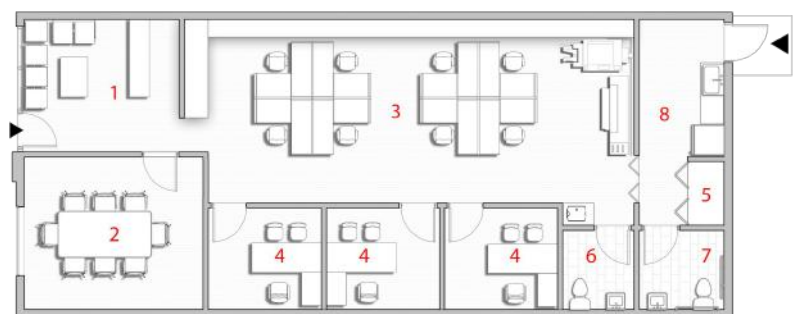
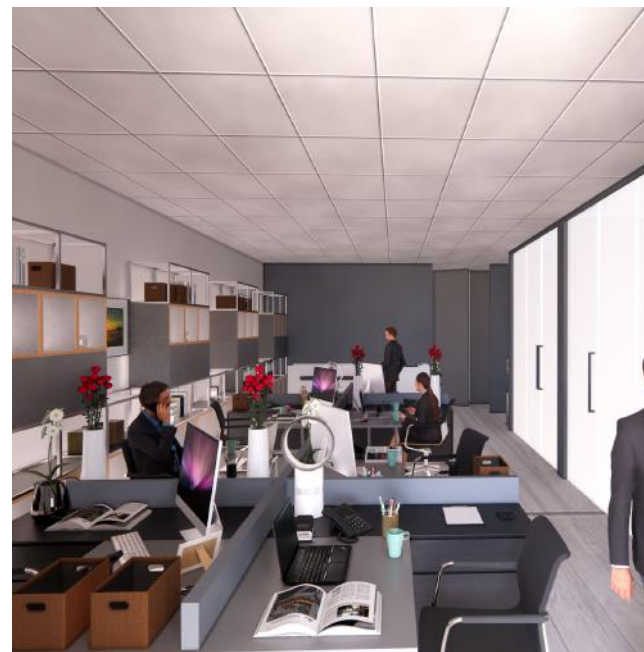
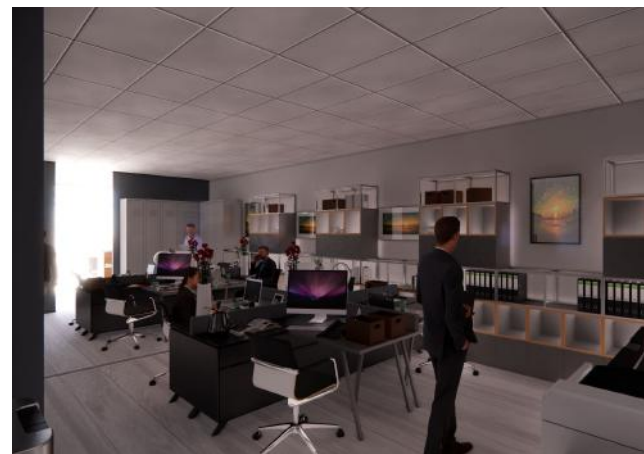
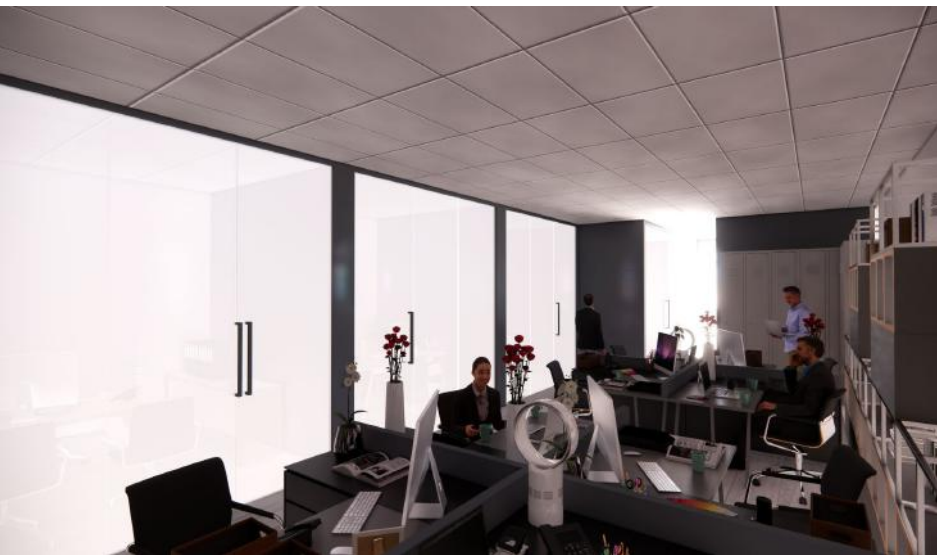
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PHOTOS & RENDERINGS



CONCEPTS

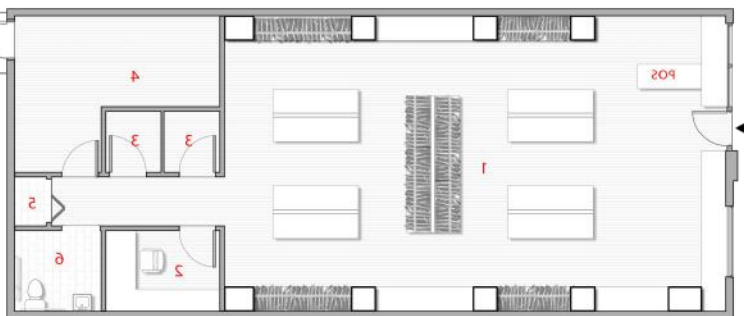


OFFICE CONCEPT

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CONCEPTS



RETAIL STORE CONCEPT



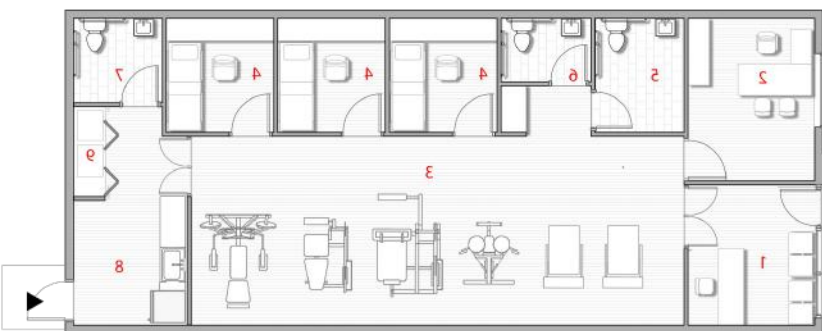
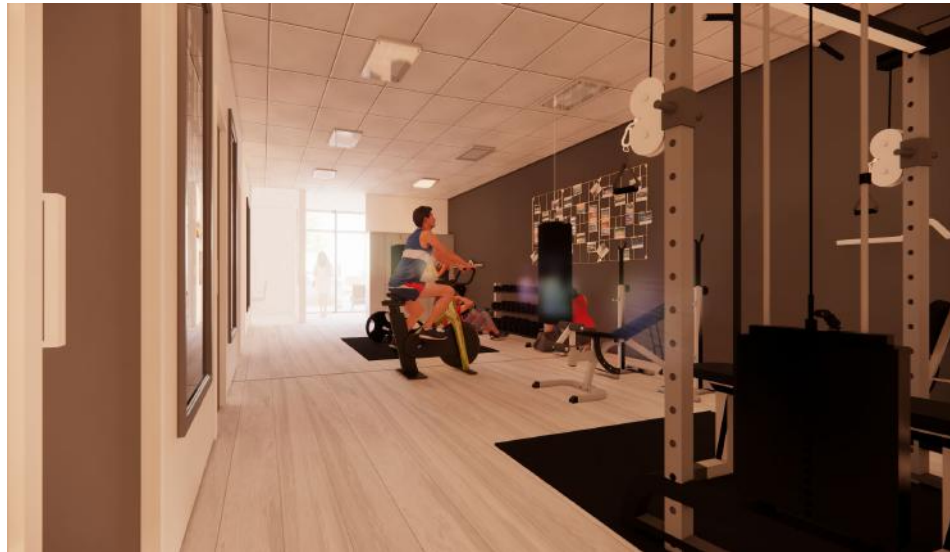


WAREHOUSE CONCEPT

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CONCEPTS



THERAPY CENTER CONCEPT



REACH OUT TO US!



HARDY WORLD LLC

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CALL: (724) 48-HARDY
(724) 484-2739

Information provided is reasonably accurate but not guaranteed. More info available upon request.