



AVAILABLE FOR BUILD TO SUIT LEASE / SALE OR LAND SALE

Westgate Commerce Center

400 ENTERPRISE DRIVE
BIG BEAVER BOROUGH, BEAVER COUNTY
BEAVER FALLS, PA

Total Project Area

290,000 SF on 22 acres

Lot 6A: 6.11 Acres

105,000 SF (500' long x 210' wide) –
Fully Leased

Lot 6A-2: 6.18 Acres

105,000 SF (500' x 210' wide) planned / build to suit

Lot 6B: 9.57 Acres

80,000 SF (500' x 160' wide) planned / build to suit

Property Highlights

- Located off State Route 18 with immediate access to Exit 13 (Beaver Falls) of I-76/PA Turnpike.
- Designated Keystone Opportunity Zone (KOZ) through 12/31/2024.
- Real Estate tax abatements and exemptions from State Corporate Net Income Taxes.

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Licensed in Pennsylvania as Newmark Real Estate

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WESTGATE COMMERCE CENTER

Lot 6A-2: 6.18 Acres, 105,000 SF Entitled and ready for Vertical Construction

- Single-story masonry industrial building
- 105,000 SF (500' long x 210' wide)
- Tenant size of 21,000 SF – 105,000 SF
- 32' clear height
- 50' x 50' column spacing
- 9' x 10' dock high door (ability to add as needed) with 30,000# levelers and dock shelter
- Drive-in doors
- 130' truck court with trailer parking available
- Fully sprinklered / ESFR with K-17 heads
- 3% office allowance / additional priced to suit
- LED lighting
- Cambridge Air Rotation type heating units
- 1200 AMP; 277/480 V Three Phase Electrical
- 104 parking spaces
- TPO Roof
- 6" Concrete floor with 3,500 PSI
- 8" Insulated concrete panel exterior walls

Lot 6A: 6.11 Acres, 105,000 SF – Fully Leased

Lot 6B: 9.57 Acres, Entitled and ready for Vertical Construction

- 80,000 SF (500' long x 160' wide)
- Minimum tenant size of 15,000 SF
- 83 parking spaces
- Similar specs as Lot 6A

Utility Providers

Electric:	Penn Power
Gas:	Columbia Gas
Water:	Beaver Falls Municipal Authority
Sewer:	Big Beaver Municipal Authority
Voice/Data:	Verizon/Xfinity

Real Estate Tax Information:

Big Beaver Borough:	12.50
Beaver County:	26.00
Beaver Falls:	68.00
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Total Millage 2023:	106.50 mil



WESTGATE COMMERCE CENTER

Availability

- Lot 6A-2 – 105,000 SF
- Lot 6B – 80,000 SF

Financial Terms:

For Lease

- NNN Rent: To Be Determined; Priced to Suit
- Estimated Real Estate Taxes: \$0.10/SF subject to LERTA abatement through 12/31/2024; \$.83/SF post-LERTA unless extended
- Estimated CAM Charges: \$.53/SF
- Estimated Insurance: \$.24/SF
- Includes 3% office space allowance

Note: Final lease terms to be a function of office improvements, demising costs, lease term and tenant credit.

Real Estate Tax Information

Lot 6A

Assessed Value – Land: \$103,850
Assessed Value – Building: \$719,700
Total Assessed Value: \$823,550

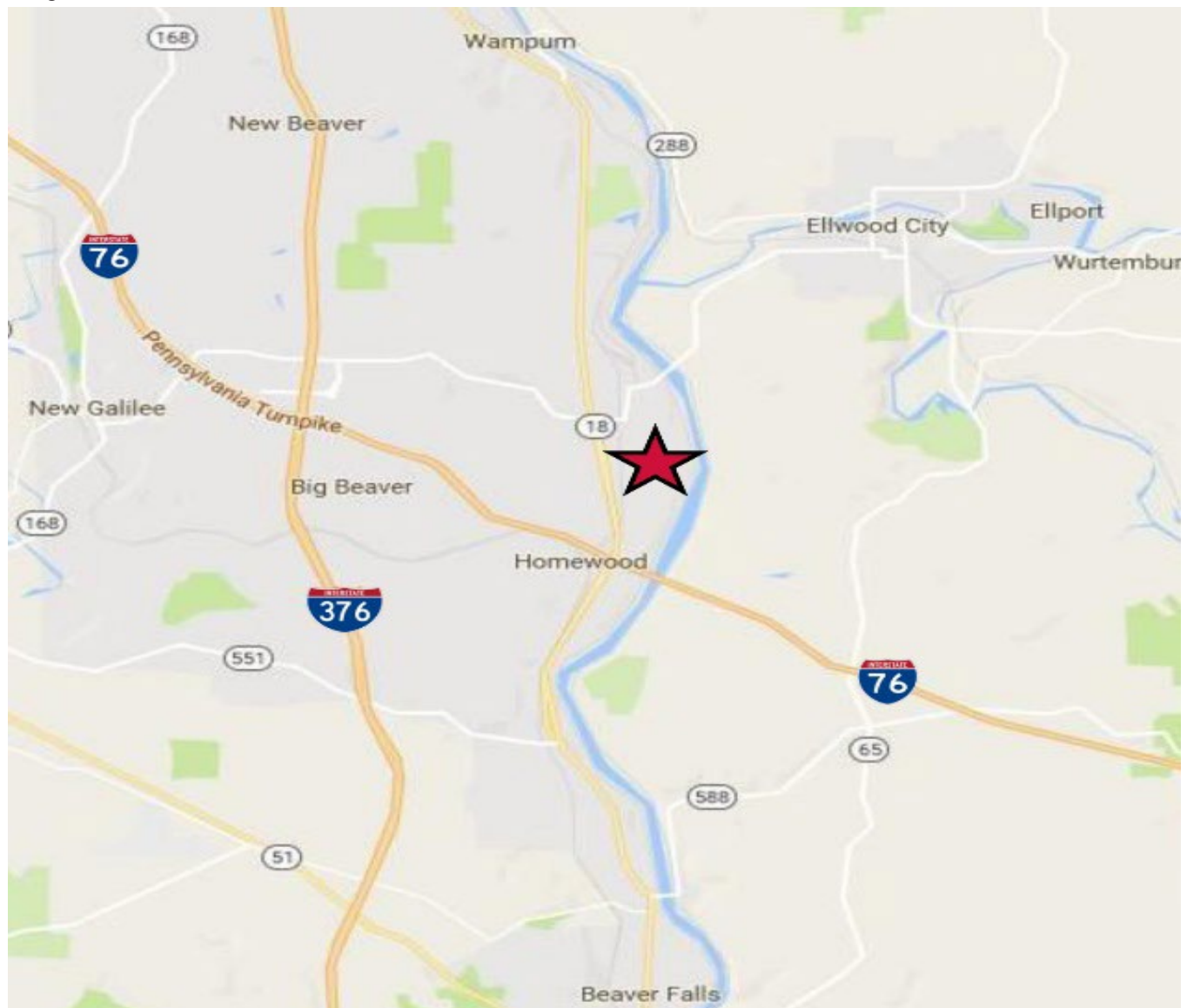
For Sale / Land

Lot 6A-2: 61.8 Acres

Asking Price: \$2,100,000
Assessed Value: \$2,100
Real Estate Taxes: \$224.00

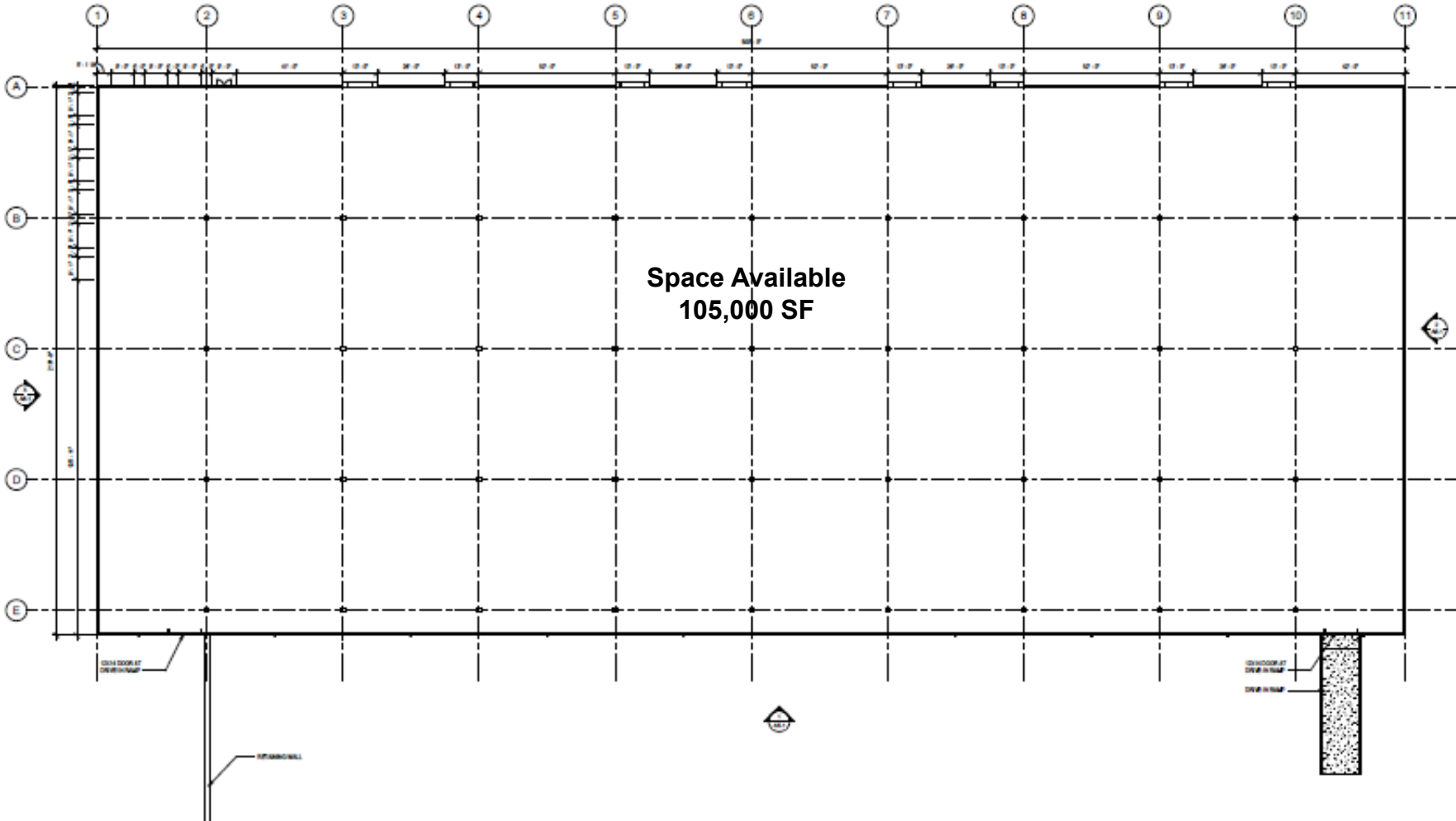
Lot 6B: 9.57 Acres

Asking Price: \$1,875,000
Assessed Value: \$3,350
Real Estate Taxes: \$346.00



WESTGATE COMMERCE CENTER





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