

# Got Growing Pains?

**Move in to this Newly Constructed Light Industrial Building - Within 60 Days!**



17,500 SF (Expandable to 35,000 SF with a 2,500 SF office) 3.62 Acres with 30+ car Parking

Located in the Westmoreland Business & Research Park  
Prominence Drive, Lot 45, Upper Burrell, Westmoreland County, PA

## **BUILDING HIGHLIGHTS:**

- > 18.8" Clear Ceilings with 20' Eave
- > One (1) Drive In
- > Two (2) Dock High Doors with Concrete Apron
- > 6" Concrete Floor in the Shop
- > T-5 Lighting in the Shop
- > 400 amp 277/480 Electrical Service
- > Cambridge Unit Heater to Shop
- > 2,500 SF Mezzanine (outside the 17,500 SF footprint)

Foreign Trade Zone status will lower U.S. Customs duties!



## **TIMING:**

Shell Complete – Occupancy in 60 days  
with Custom Interior Fit Out



**KACIN**  
GENERAL CONTRACTORS  
Building Partnerships

3875 Old William Penn Hwy  
Murrysville, PA 15668  
Phone: 724/327-2225  
[www.kacin.com](http://www.kacin.com)