

# FOR SALE OR LEASE

# 735 GLOBAL CIRCLE

HUNKER, PA 15639

41,875-Square-Foot Complete Laser and Metal Forming Facility

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## PROPERTY OVERVIEW

- + **41,875-square-foot** industrial/manufacturing facility
- + **37,000 square feet** of industrial space (21'-26' clear height)
- + **4,875 square feet** of office space
  - + 10 private offices, a conference room, kitchenette/breakroom, server room, and utility room
  - + Sound-deadening material throughout the office walls
- + **An additional 3,000 square feet** of mezzanine space with 4 offices, an open common area, and storage (not included in total square footage)
- + **10.99 acre site**
  - + **24,000-square-foot** planned expansion
  - + Stormwater system already sized (no modifications required)
  - + Utilities stubbed and ready for expansion
  - + Additional office-side expansion is also feasible without stormwater changes



Representative Finishes

### IDEAL USE CASES:

- Advanced Manufacturing & Assembly Operations
- Contract & Custom Equipment Manufacturers
- Prototype & R&D Manufacturing Facilities
- Electronics, Tech & Lab Equipment Manufacturers

## CONSTRUCTION & SYSTEMS

- Fully conditioned (heated and cooled)
- 8" reinforced polished concrete flooring
- Power: 1,200 amps, 480V, 3-phase
  - (3) rows of bus ducting for flexible and efficient equipment tie-ins
- Aluminum shop air distribution system
- Industrial gas distribution system
- Non-combustible construction (not currently sprinkled)
- Sprinkler-ready: Dedicated sprinkler water trunk line installed



## TECHNOLOGY & CONNECTIVITY

- 1-Gig fiber internet
- Building-wide tech. infrastructure:
  - Central Wi-Fi
  - Ethernet/network cabling
  - Cell boosters
  - Security camera system
- Lightning protection:
  - Integrated antenna and grounding grid system to protect sensitive equipment



## MANUFACTURING AREA

- Cranes:
  - (2) main bays
  - (3) 5-ton bridge cranes
  - Height under hook: ±18'
  - Runways rated for 10 tons per bay
- Loading:
  - (1) dock, with the capacity to add additional docks in a nearby position
  - Seals and Hydraulic levelers (rated for 30,000 lbs.: stowed | 12,750 lbs.: deployed) in-place
  - Drive-through capabilities under crane
- Positive Pressure Room:
  - 3,000 square feet under the mezzanine that is separately climate-controlled (ideal for sensitive equipment)



# TURNKEY MANUFACTURING FACILITY WITH STATE-OF-THE-ART EQUIPMENT

Unlock immediate production capability with this fully equipped industrial facility, offered with a premium lineup of late-model fabrication and material handling machinery, ideal for metalworking, precision fabrication, or custom manufacturing operations.

This is a rare opportunity not only to acquire a highly functional facility, but also a suite of premium equipment that has been meticulously maintained, all lightly used or never commissioned.

## EXISTING EQUIPMENT INCLUDES THE FOLLOWING:

**FIBER  
LASERS**

**NITROGEN  
GENERATOR SYSTEM**

**AIR  
COMPRESSORS**

**DEBURRING  
MACHINE**

**CNC  
PRESS BRAKES**

**ELECTRIC  
TUBE BENDING**

**FORKLIFTS  
& MANLIFT**

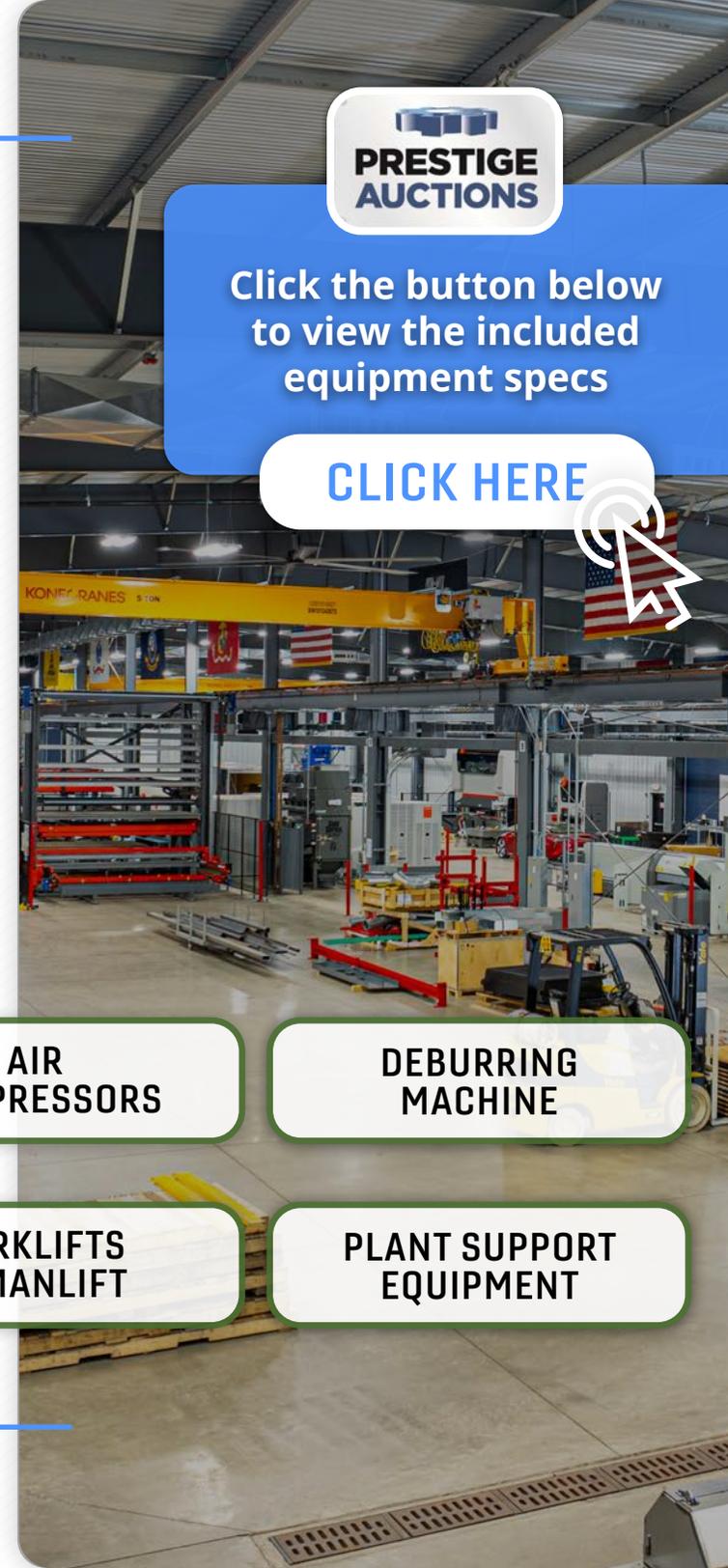
**PLANT SUPPORT  
EQUIPMENT**



**PRESTIGE  
AUCTIONS**

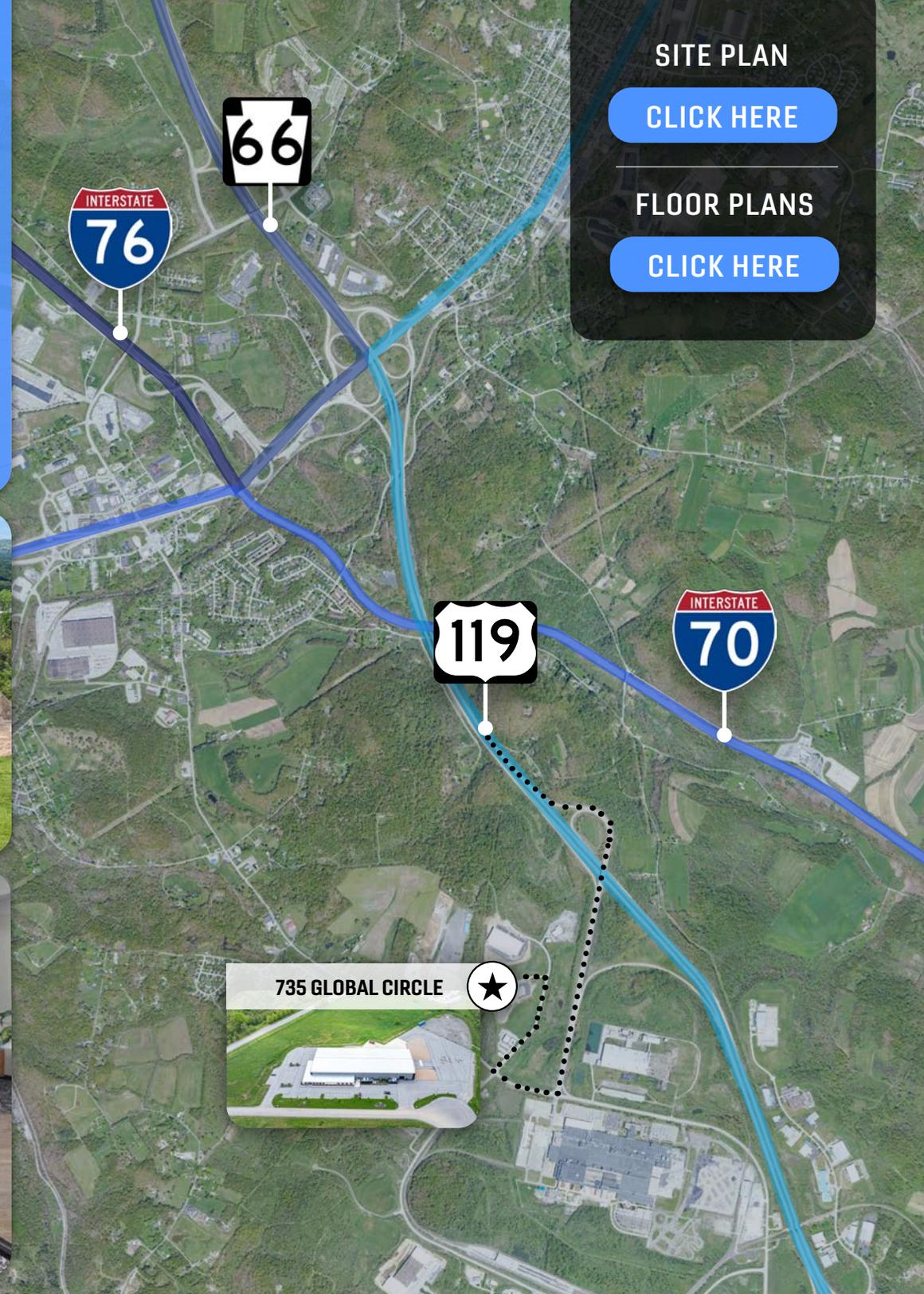
Click the button below  
to view the included  
equipment specs

**CLICK HERE**



## INDUSTRIAL FACILITY WITH TOP TIER DISRIBUTION ACCESS

Located in Westmoreland County, a strategic industrial corridor just southeast of Pittsburgh, **735 Global Circle** sits immediately off of Route 119, providing convenient local access to various highways. Just **3 miles to I-70, I-76, and Route 119**, this location offers connectivity to major east-west freight corridors, seamlessly linking Hunker to the Midwest, Northeast, and Mid-Atlantic markets.



SITE PLAN

[CLICK HERE](#)

FLOOR PLANS

[CLICK HERE](#)

735 GLOBAL CIRCLE





# PARK SPOTLIGHT

Located in Westmoreland Technology Park II, a planned industrial park in an established industrial submarket, **735 Global Circle** sits in a clustered development near the county's New Stanton transportation hub. Tech Park II features more than 400,000 square feet of building space on 51 acres of developed property.



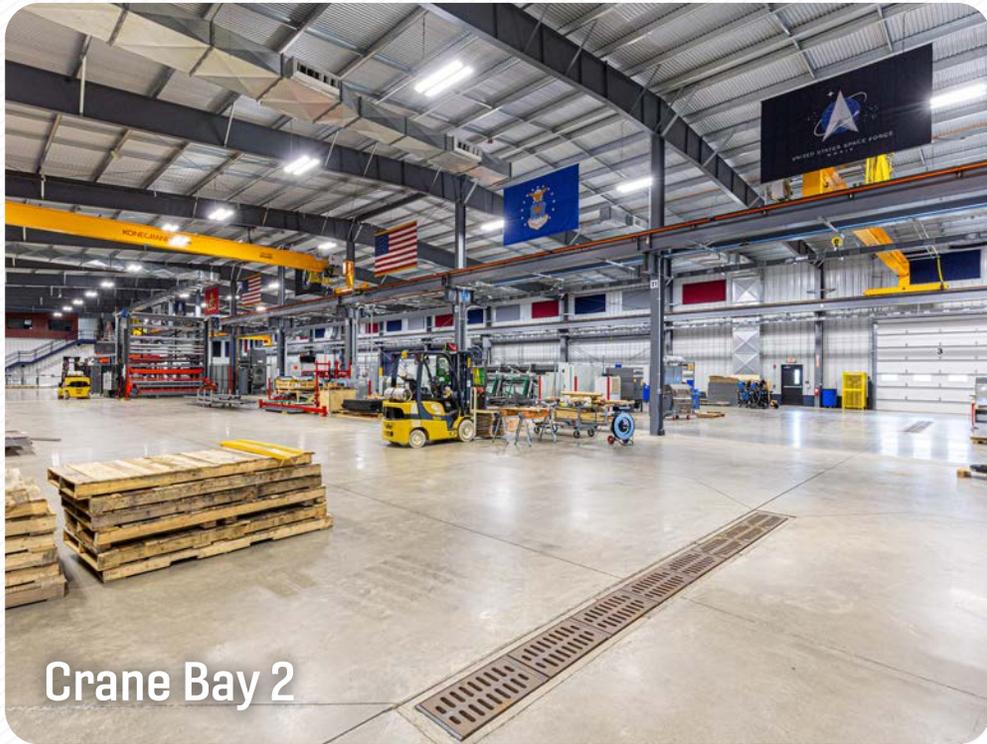




Crane Bay 1



Positive Pressure Room



Crane Bay 2



Production Floor



**Modernized Lobby**



**Fully Equipped Conferencing Space**



**Dedicated Offices**



**Accessible Kitchenette**



**Mezzanine Office Suites**



**Bright, Spacious Breakroom**

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