

# 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:  $\pm 18'$
  - 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**

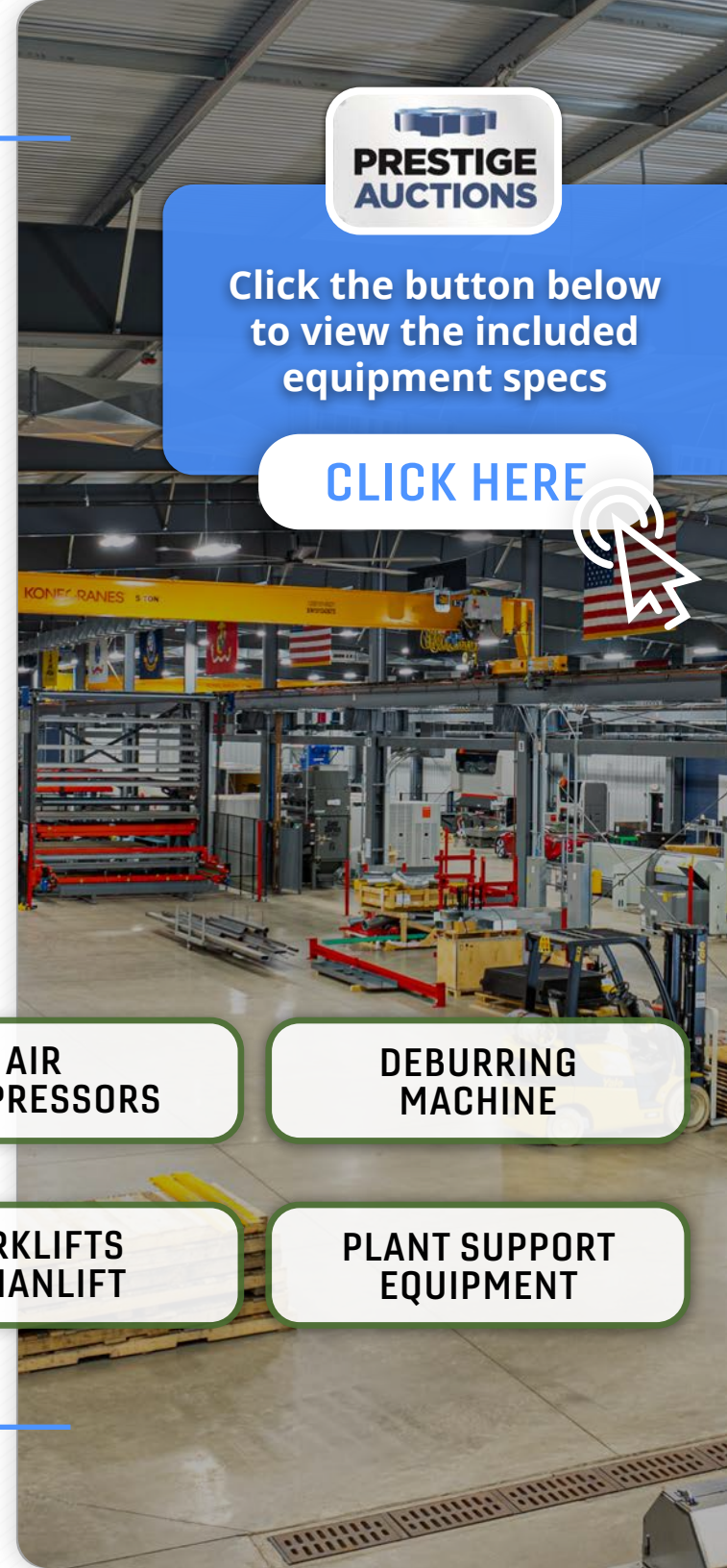
**FORKLIFTS  
& MANLIFT**

**PLANT SUPPORT  
EQUIPMENT**



Click the button below  
to view the included  
equipment specs

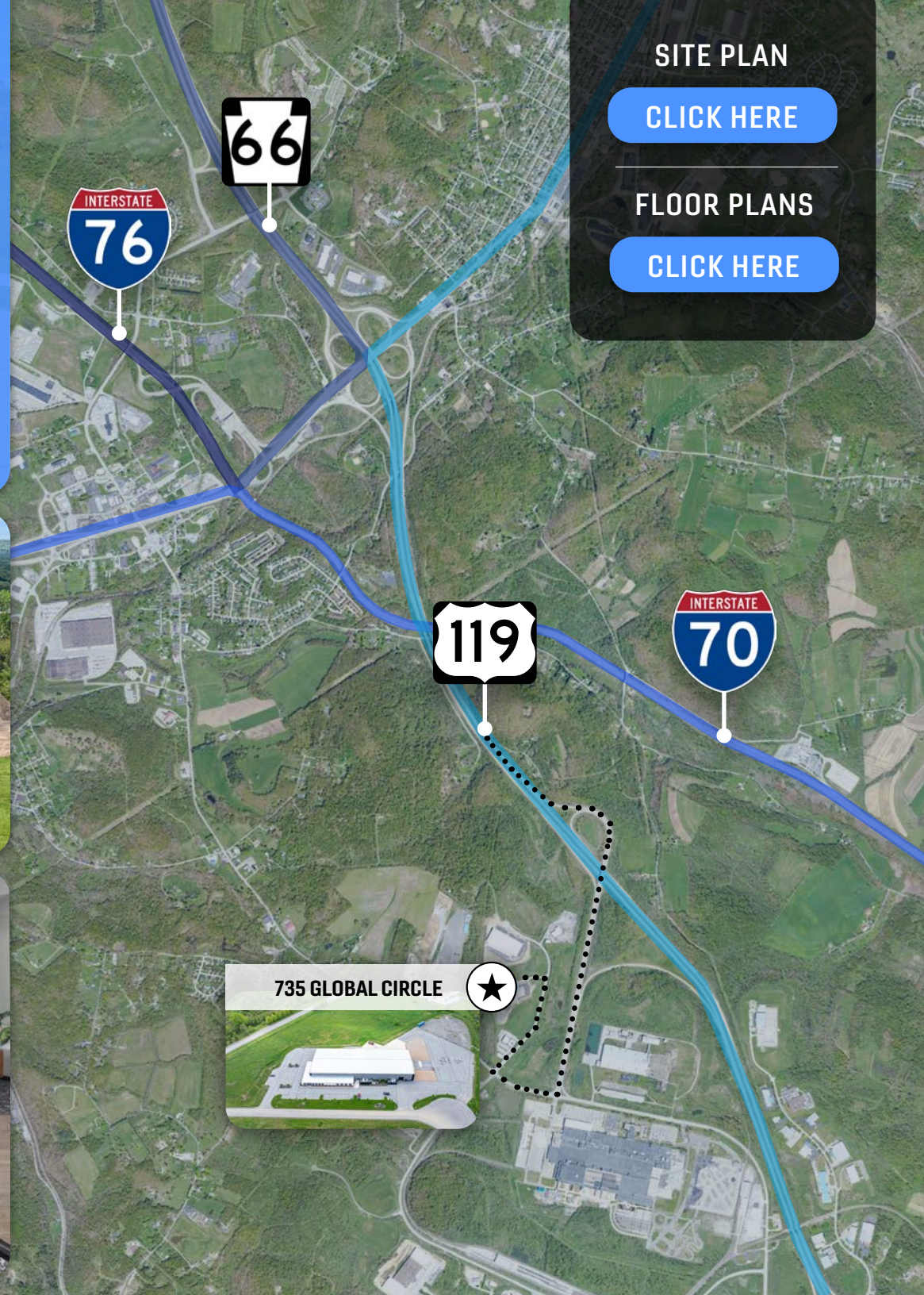
**CLICK HERE**





## 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.



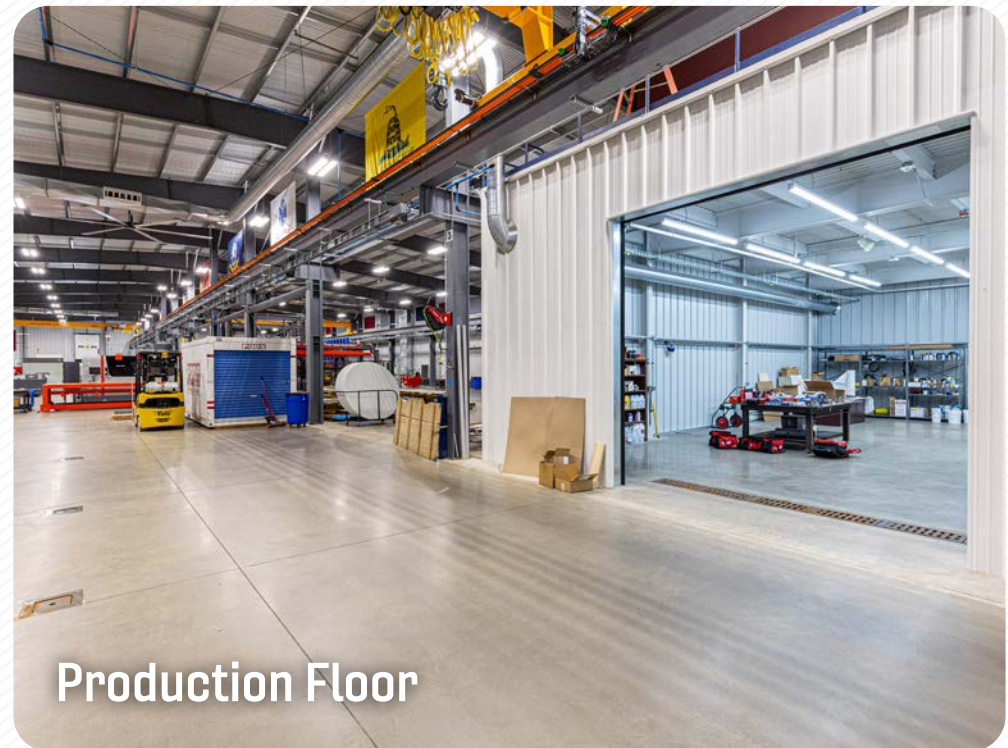
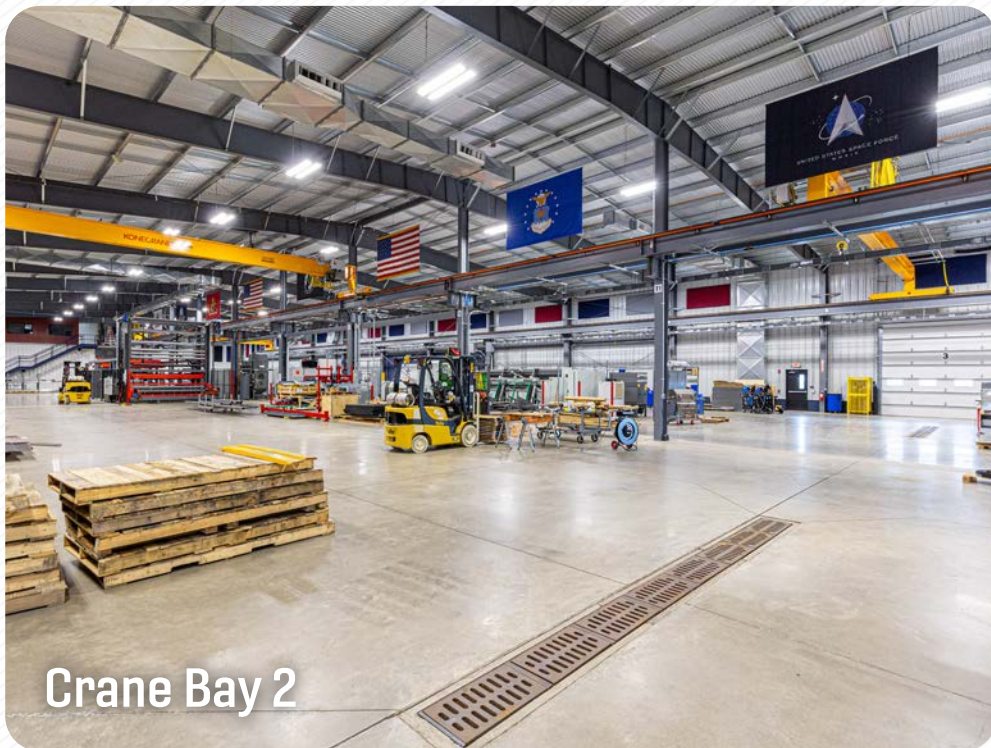
WESTMORELAND TECH PARK II















**Modernized Lobby**



**Fully Equipped  
Conferencing Space**



**Dedicated Offices**



**Accessible Kitchenette**



**Mezzanine Office Suites**



**Bright, Spacious Breakroom**



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