



# Cooper Industrial Commons, LLC

Industrial real-estate development, sales and leasing – Phone: (724) 458-1578



info@cooperindustrialcommons.com ●

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Cooper Industrial Commons, LLC is located on 35 prime acres in the center of Grove City, PA. Its business is leasing space to industrial, commercial, distribution, high-tech and manufacturing companies. Cooper Industrial Commons, LLC also has office space for rent. In all, a total of 650,000 square feet is available.



Cooper Industrial Commons, LLC is an outstanding location choice for any new or existing business. We offer easy access to major interstate highways with the added advantage of on-site railroad services. Grove City, PA offers a friendly, safe and affordable community in which to live and work with “Big City” amenities within easy reach. We have an on-site team that can remodel any area to suit your specifications. All utility services are available and pre-existing.

**For additional information contact:**

**Tom Noone, President**

**724-458-1578 Phone 724-458-0753 Fax**

**E-mail: [info@cooperindustrialcommons.com](mailto:info@cooperindustrialcommons.com)**

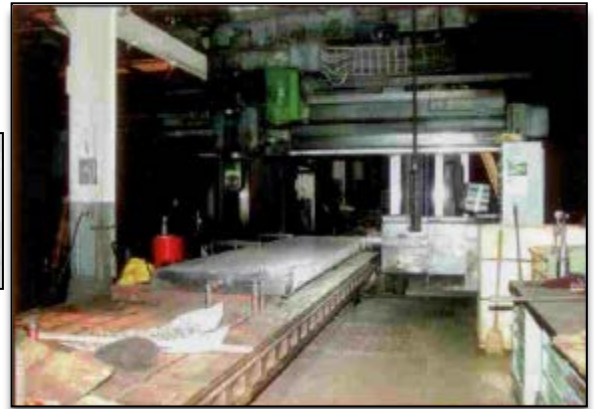
**Web Site: [www.cooperindustrialcommons.com](http://www.cooperindustrialcommons.com)**





# Cooper Industrial Commons, LLC

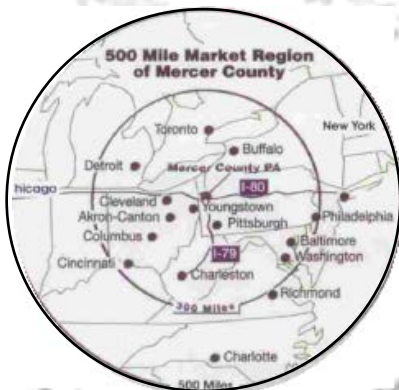
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Sources of financial aid are available through the help of the following: Penn Northwest Development Corporation, Mercer County Industrial Development Authority, The Eastern Mercer County Regional Development Corporation (EMCRDC) and The State Department of Economic Development can assist prospective businesses in obtaining low interest capital to finance machinery purchases and building modifications.

Cooper Industrial Commons, LLC has access to railroad services provided by the Canadian National Railroad (CN). We have cranes available with capacities from 2-155 Tons. All utilities are readily available and existing throughout the entire 650,000 square feet. We can assist tenants with remodeling to suit individual needs with rigging capabilities for installation of machinery.

Cooper Industrial Commons, LLC's location provides access to major cities in Pennsylvania, Ohio, New York and West Virginia. Over one half (1/2) of the major US markets are within one (a) days drive from our plant location.



Cooper Industrial Commons, LLC is located in Mercer County three (3) miles south of Interstate 80. The Ohio border is only 30 miles to the West.





Manufacturing Area  
Leased by  
Wendell August Forge

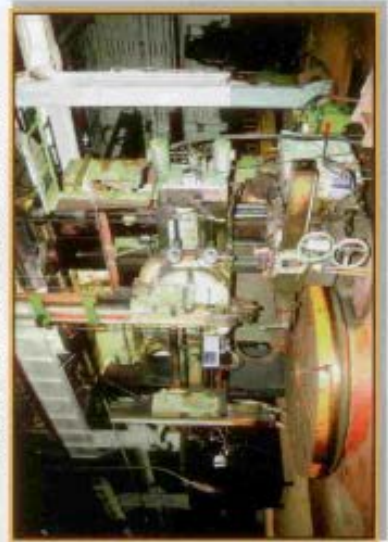
Warehouse of Foundry  
Patterns Leased by  
Cooper Cameron Corp.



### Scale Drawing of Available space

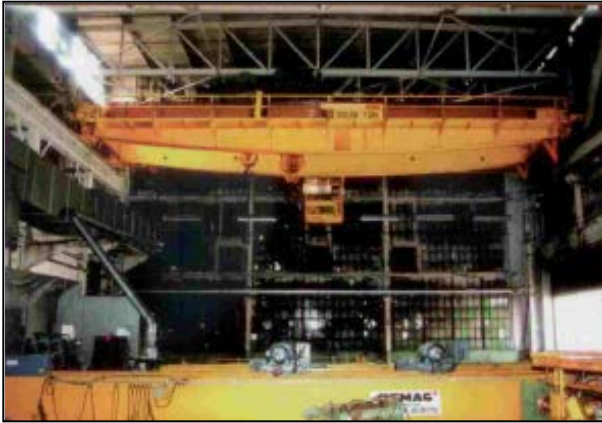


Machine Shop Area  
Leased by Wolf Creek Coal, Inc.



# Cranes Available On Site

Tenants have a choice of many cranes with capacities from 2-155 Tons. Several examples are pictured below:



100/15 Ton – 80' Span  
P&H Crane



37/25 Ton – 65' Span  
P&H Crane

The following is a list of past and present tenants of Cooper Industrial Commons, LLC:

1. Cooper Cameron Corporation
2. Elwood Crankshaft & Machine, Inc.
3. Forte Fiber, Inc.
4. General Electric Transportation
5. Ingersoll Machine Tools, Inc.
6. Ithen Printing Services
7. Ohio Steel Sheet and Plate
8. Pennsylvania Equipment, Inc.
9. Redlon & Johnson
10. Tenney Equipment Company
11. Timet, Inc.
12. U.S. Investigation Services
13. Wal-Mart
14. Warren Fabricating & Machine Corporation
15. Wendell August Forge
16. Wolf Creel Coal, Inc.
17. Tri State Industrial, Inc.



100/15 Ton – 80' Span  
P&H Crane



37/25 Ton – 65' Span  
P&H Crane





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## **The Greater Grove City Area**

Grove City is a family oriented community with an available regional workforce, low crime rate and affordable housing. Within thirty (30) miles of Grove City there are six major colleges. Additionally, more than 20 colleges and universities are a within seventy five (75) mile radius. Our public schools are among the best in the state.

Prime Outlets Grove City draws hundreds of thousands of shoppers to the area each year. The outlet mall has over 140 retail stores.

Grove City Country Club has an outstanding 18 hole golf course. It offers Banquet Facilities as well as fine dining. In addition, Mercer County has unique recreational opportunities for those who adore the great outdoors. Pennsylvania State Gamelands, MK Goddard State Park and Pymatuning State Park have hiking and biking trails as well as beautiful lakes for fishing, boating and outdoor enjoyment.

**For Additional Information Call 724-458-1578**