



NORTH FAYETTE
INDUSTRIAL PARK

Up to 850,000 SF

NEW Class-A Industrial Development in
North Fayette Township



**BUILDING 1
UNDER CONSTRUCTION**



BUILDING 1

- **100,000 SF**
- **80,000 SF Available**
- **Delivering 4Q2023**
- **Subdividable to 20,000 SF**

1200 INTERNATIONAL DRIVE
OAKDALE, PA 15071





NORTH FAYETTE INDUSTRIAL PARK

**SCALING TO FIT.
ONE SQUARE
FOOT AT A TIME.**

North Fayette Industrial Park offers industrial space in an area surrounded by a prestigious roster of storage, industrial and distribution companies. Planned to comprise 8-9 100,000 SF buildings, this Class A industrial park will eventually have nearly 1 million SF of brand-new move-in ready space. Just minutes from major highways and transportation hubs, this prime location ensures easy access to customers and suppliers. Along with ample parking, high ceilings and modern amenities, the Park offers a variety of options to suit specific space requirements. No other project in the area can scale-to-fit like the modular design of North Fayette Industrial Park's flexibility and functionality of space quantity.



Additional
PAD-READY SITES
Available

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Building Specs



BUILDING CLASS	A
ACRES	6.8 Acres
OFFICE SF	To-Suit
DIMENSIONS	500' x 200'
CONFIGURATION	Single-Side Load
COLUMN SPACING	50' x 50'
DRIVE-IN DOORS	2 Drive-In Doors (12' x 14')
FLOORS	6" Reinforced Concrete
CONSTRUCTION TYPE	8" Precast Insulated Concrete Panels
ROOF	60 Mil EPDM with 4" Insulation
FIRE PROTECTION	ESFR
ELECTRIC SERVICE	1200 AMP, 277/480V 3-Phase
TRUCK COURT DEPTH	125'
LIGHTING	LED (25 FC at 36" AFF)



+/- 100,000 SF
Total Building
Industrial Warehouse
Subdividable to 20,000 SF



30'
Clear
Height



10
Exterior Dock Doors
with Levelers & Seals
(Up to 17)



97
Car Parking
Spaces



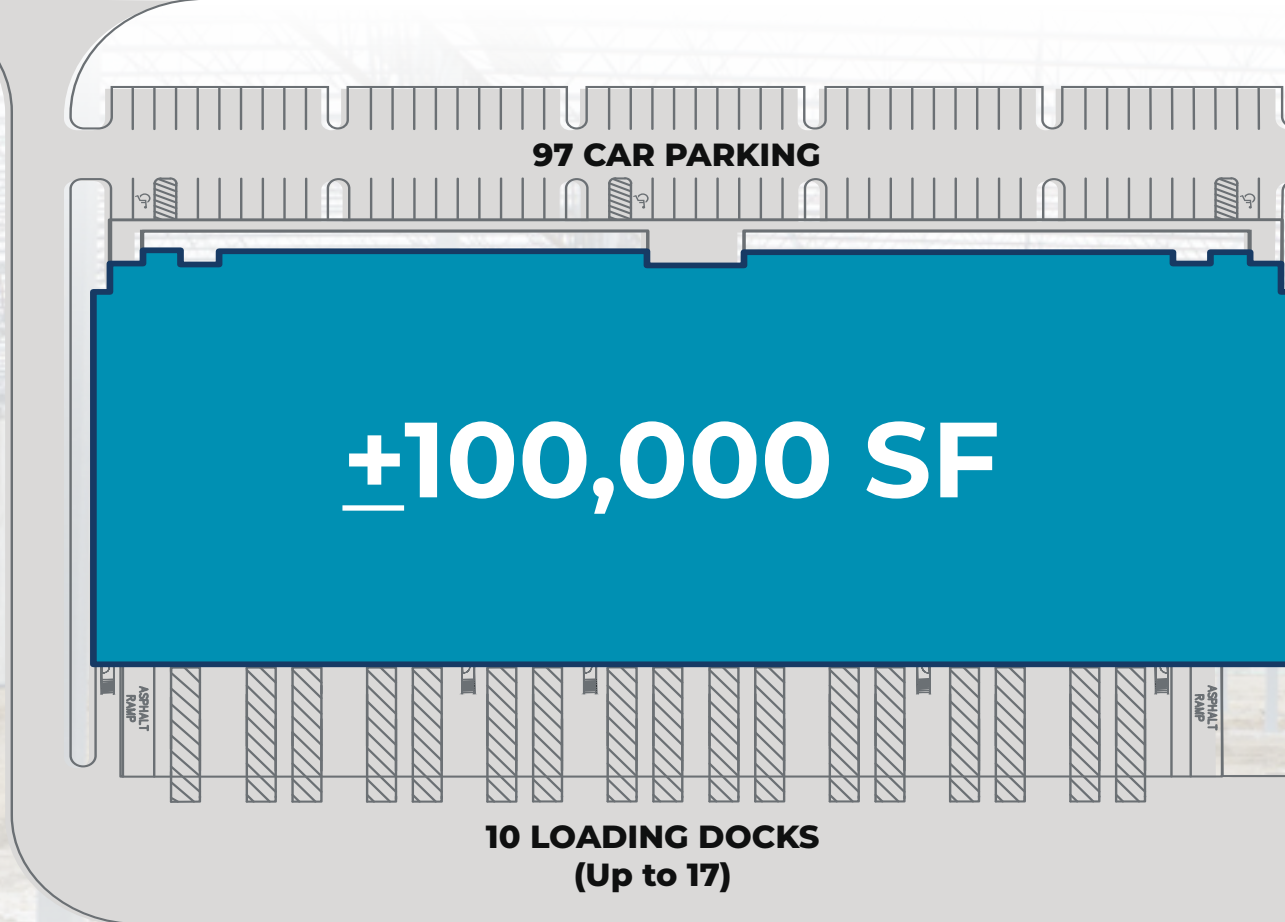
17
Trailer Parking
Spaces



BUILDING 1 - delivering 4Q 2023

- 80,000 SF - available
- 100,000 SF - subdividable to 20,000 SF
- Additional Pad-Ready Sites Available - up to 500,000 SF in one building

Modular Layout



Function, Efficiency & Flexibility

Subdividable to 20,000 SF

A Hub. For Convenience and Connectivity



Less than 1 mile

5 miles

8.7 miles

5 miles to PA Turnpike (Southern Beltway)

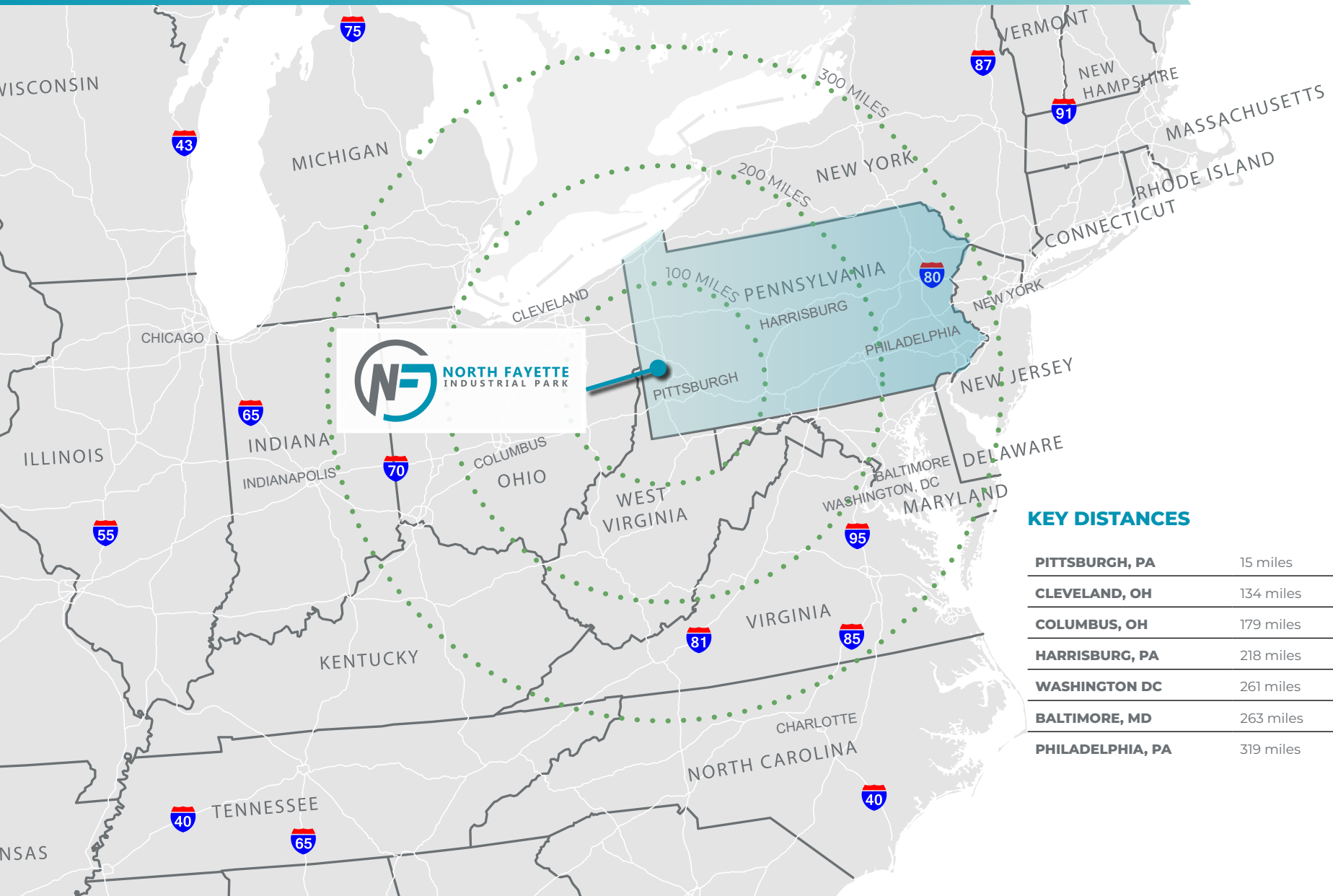
5.3 miles to Pittsburgh International Airport

15 miles to downtown Pittsburgh

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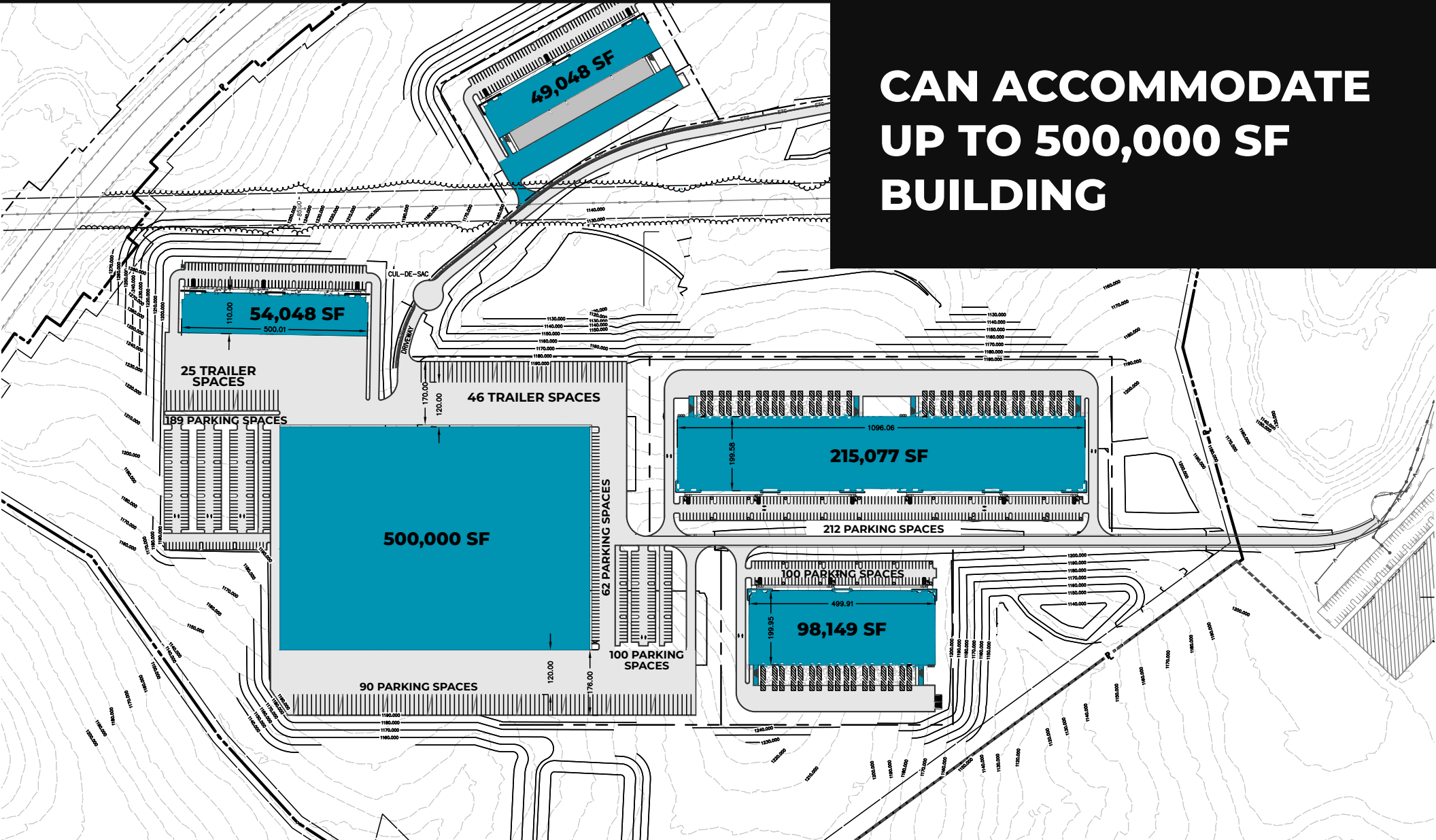
Seamlessly Connecting



KEY DISTANCES

PITTSBURGH, PA	15 miles	± 20 min.
CLEVELAND, OH	134 miles	± 2 hrs.
COLUMBUS, OH	179 miles	± 2 hrs. 50 min.
HARRISBURG, PA	218 miles	± 3 hrs. 30 min.
WASHINGTON DC	261 miles	± 4 hrs.
BALTIMORE, MD	263 miles	± 4 hrs.
PHILADELPHIA, PA	319 miles	± 5 hrs.

ALTERNATIVE SITE PLAN



**CAN ACCOMMODATE
UP TO 500,000 SF
BUILDING**



NORTH FAYETTE
INDUSTRIAL PARK

**FOR MORE
INFORMATION, PLEASE
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- **DELIVERING 4Q 2023**
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