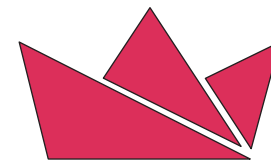


IMPERIAL BUSINESS PARK

AVAILABLE IMMEDIATELY



**50,000 SF Warehouse/Distribution
Space Available**
300 CROWN CT. OAKDALE, PA 15071



**IMPERIAL
BUSINESS PARK**

NEWMARK



Owned & Managed by
SL Industrial Partners
A Silverman Group Company

Louis V. Oliva, CCIM, SIOR
Executive Managing Director
412.434.1053
louis.olivia@nmrk.com

Anthony Oliva
Associate
412.434.1073
anthony.oliva@nmrk.com

PROPERTY FEATURES

- 50,000 SF AVAILABLE
- 28' CLEAR HEIGHT
- 50'X50' COLUMN SPACING
- ESFR SPRINKLER SYSTEM
- CAPITAL CAMPAIGN



JOIN OTHER IBP TENANTS INCLUDING



MAERSK



Owned & Managed

NEWMARK



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50,000 WITH 2,500 SF OF EXISTING OFFICE SPACE

BUILDING SPECS



LEASE INFORMATION

- 28' clear height
- 50'x50' column spacing
- ESFR Sprinkler System



LOADING

- Five – 9x10 dock high doors
- One 12 x 14 drive-in door



LEASE RATE

- Lease Rate: \$9.25/SF NNN
- Real estate taxes \$1.23/SF
- CAM: \$1.25/SF

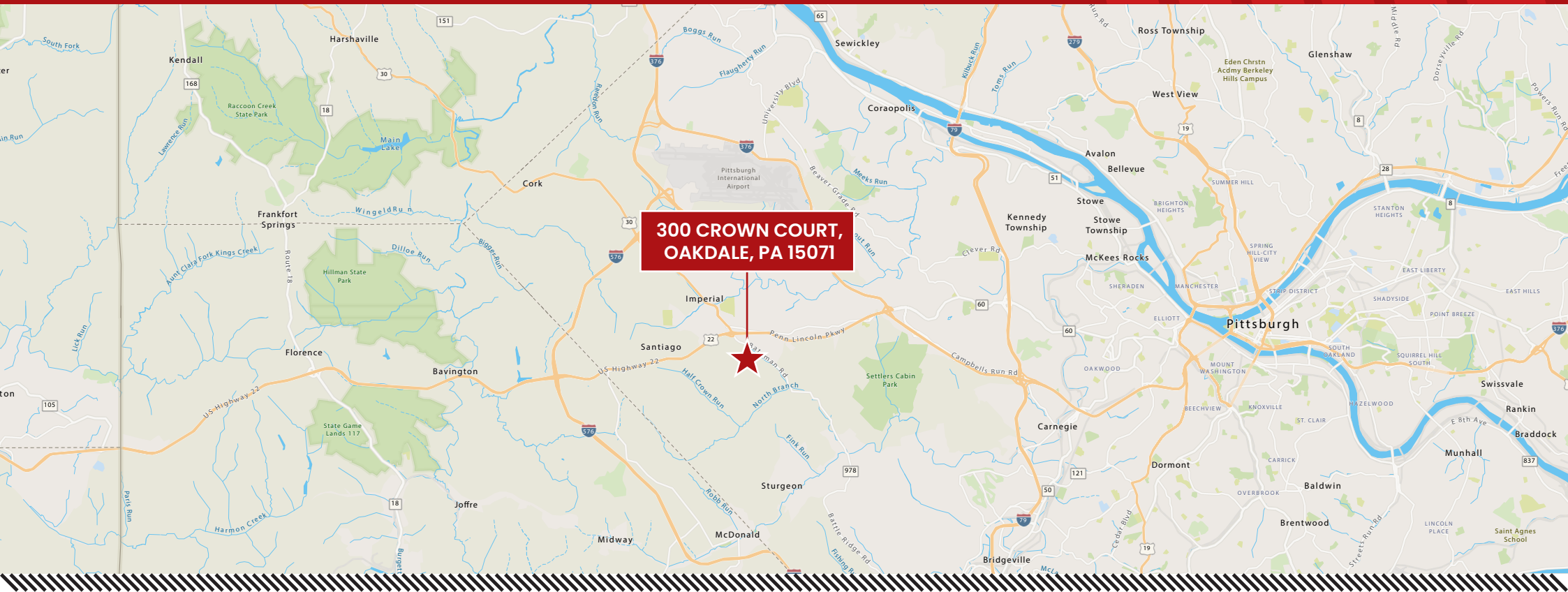


ELECTRIC

- 600 AMP, 277/480 Volt, 3-Phase service, additional service available
- T-5 Energy efficient light fixtures
- Greenheck energy efficient heaters



LOCATION MAP



Pittsburgh International Airport
6.7 miles



Downtown Pittsburgh
15.6 miles



Interstate 79
9 miles



US Highway 22
1 mile

NEWMARK

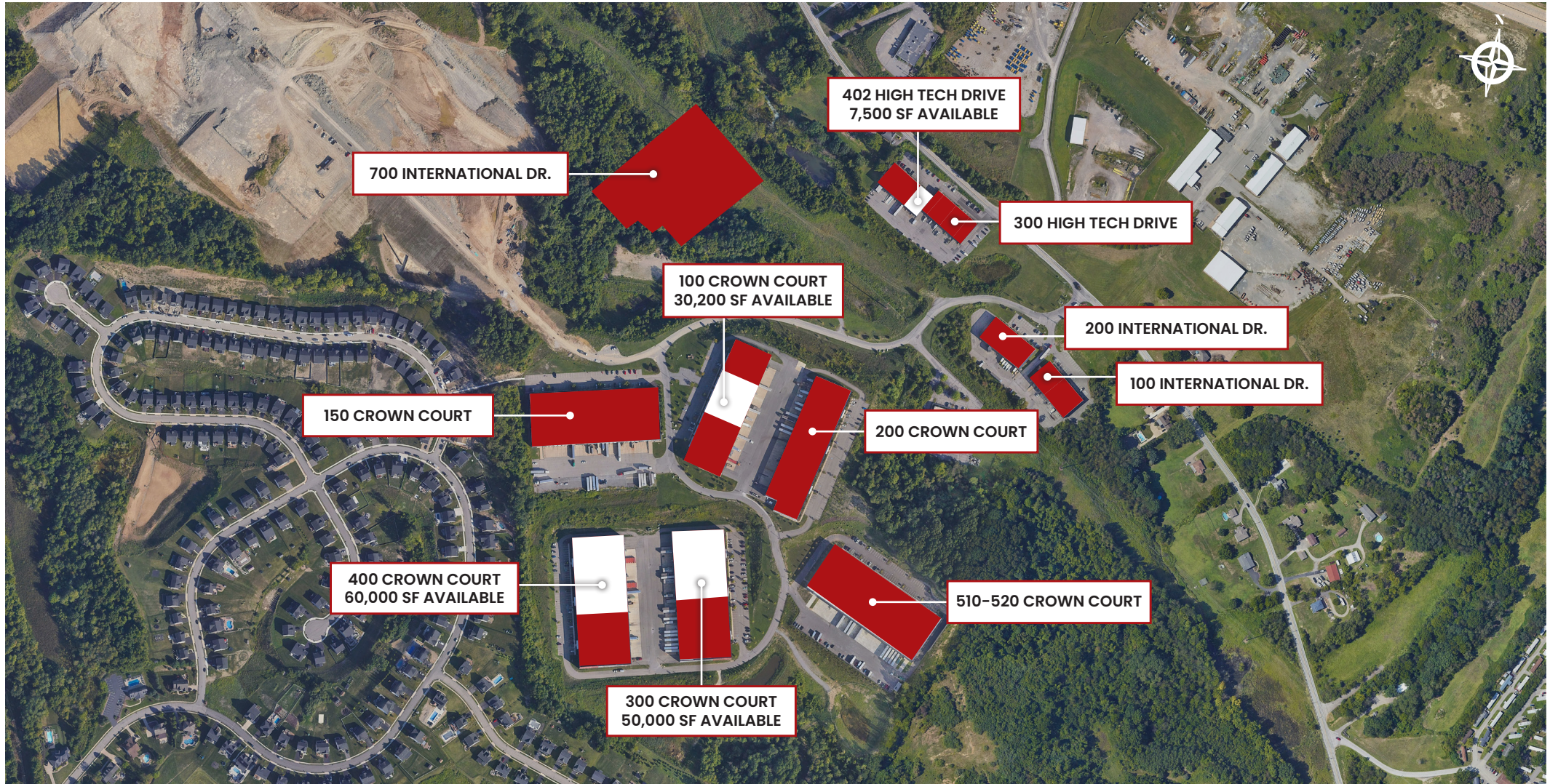


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PROPERTY LOCATIONS



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NEWMARK

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