

571

MOON CLINTON ROAD
CORAOPOLIS, PA 15108

FOR SALE

PIT CARGO FACILITIES

PIT

KRYSTAL

LEGRAND

PEPSI BEVERAGES COMPANY

DICK'S SPORTING GOODS HQ



23.76
ACRES

MOON ENLOW ROAD

MOON CLINTON ROAD

Opportunity to acquire fee simple ownership of a prime development site adjacent to the Pittsburgh International Airport.

FOR MORE INFORMATION, CONTACT:

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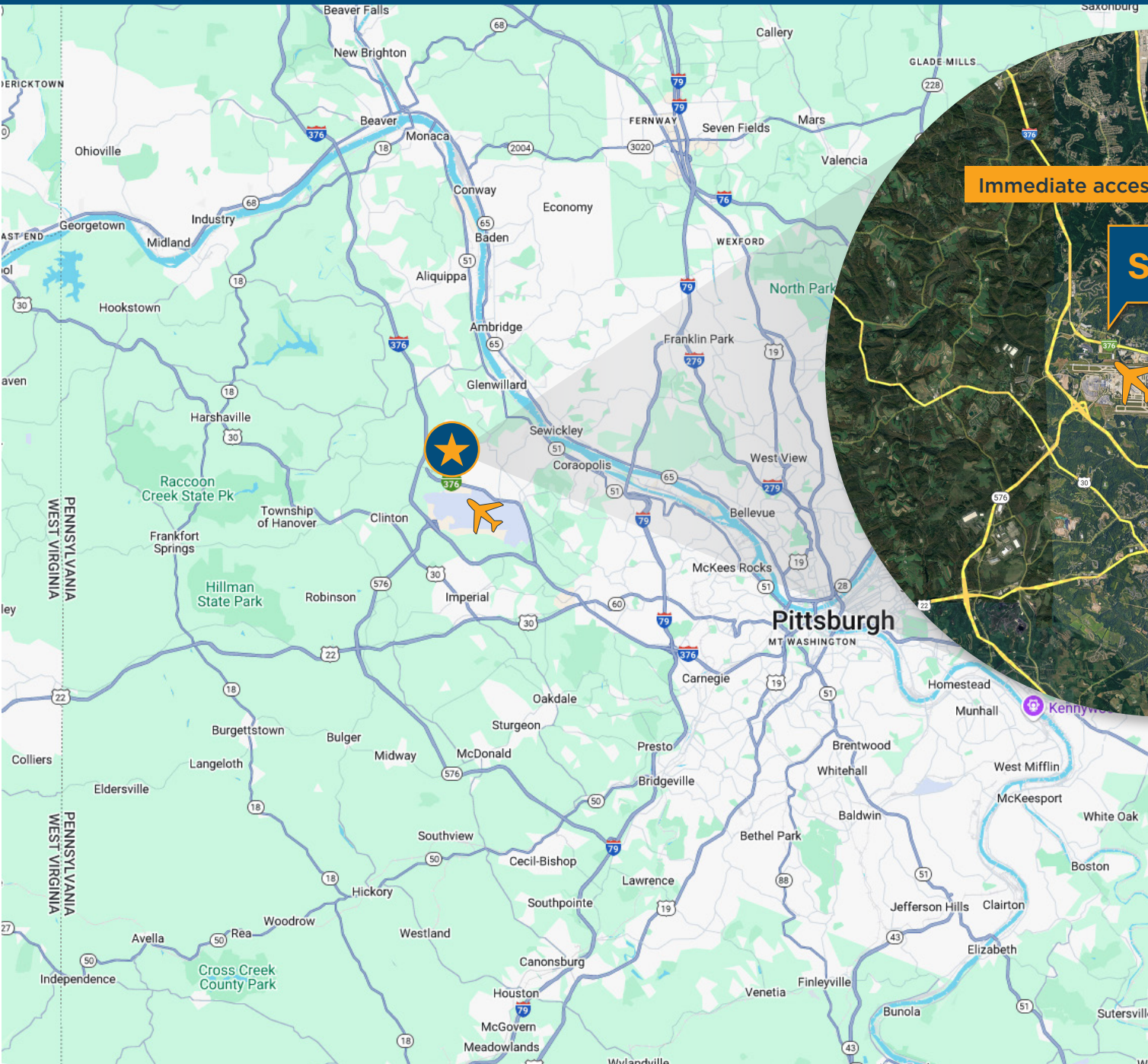


CUSHMAN &
WAKEFIELD

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LOCAL MAP



Immediate access to major highways


SITE

 1/2 mile

 3.5 miles to PA Turnpike
(Southern Beltway)

 7 miles

 11 miles

 17 miles to downtown
Pittsburgh

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PREMIER SITE

Location

Adjacent to Pittsburgh International Airport

Less than 1.5 miles away from the Pittsburgh International Airport's cargo warehouse facilities

Immediate access to major highways

Located in the Airport Corridor, Pittsburgh's fastest growing industrial submarket

Less than 15 miles to The Shell Pennsylvania Petrochemicals Complex in Beaver County

Zoning (Moon Twp)

RT - Research Technology

Permitted Uses

Assembly / Fabrication

Light Distribution

Light Manufacturing

Flex Space

And Many Others

Utilities

Water: Moon Twp Municipal Authority

Sewer: Moon Twp Municipal Authority

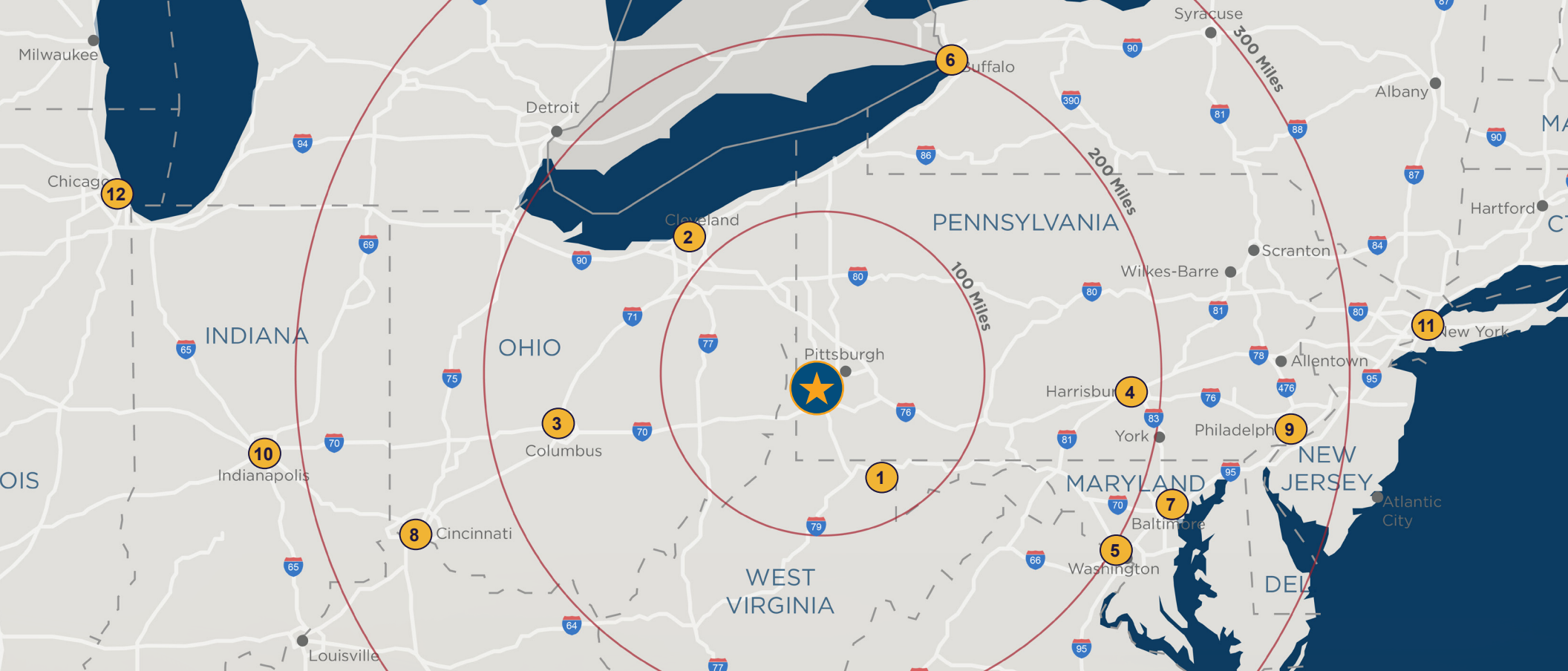
Electric: Duquesne Light

Gas: Columbia Gas

Internet: Xfinity, Verizon Fios



FOR SALE



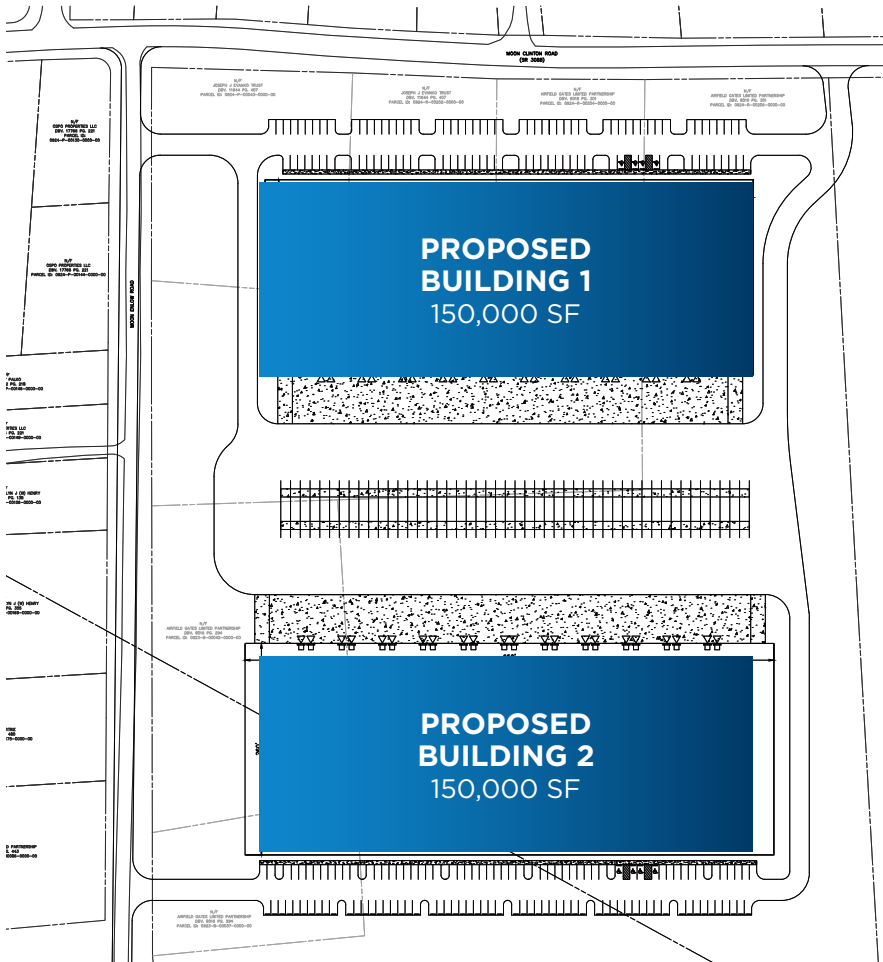
KEY DISTANCES

1	MORGANTOWN, WV	80 miles	± 1 hr 30 min
2	CLEVELAND, OH	134 Miles	± 2 hrs
3	COLUMBUS, OH	178 Miles	± 3 hrs
4	HARRISBURG, PA	218 Miles	± 3 hrs
5	WASHINGTON, DC	261 Miles	± 4 hrs
6	BUFFALO, NY	220 Miles	± 3 hrs 20 min
7	BALTIMORE, MD	263 Miles	± 4 hrs
8	CINCINNATI, OH	280 Miles	± 4 hrs 20 min
9	PHILADELPHIA, PA	319 Miles	± 5 hrs
10	INDIANAPOLIS, IN	351 Miles	± 5 hrs 30 min
11	NEW YORK, NY	387 Miles	± 6 hrs
12	CHICAGO, IL	450 Miles	± 7 hrs

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PROPOSED SITE PLAN

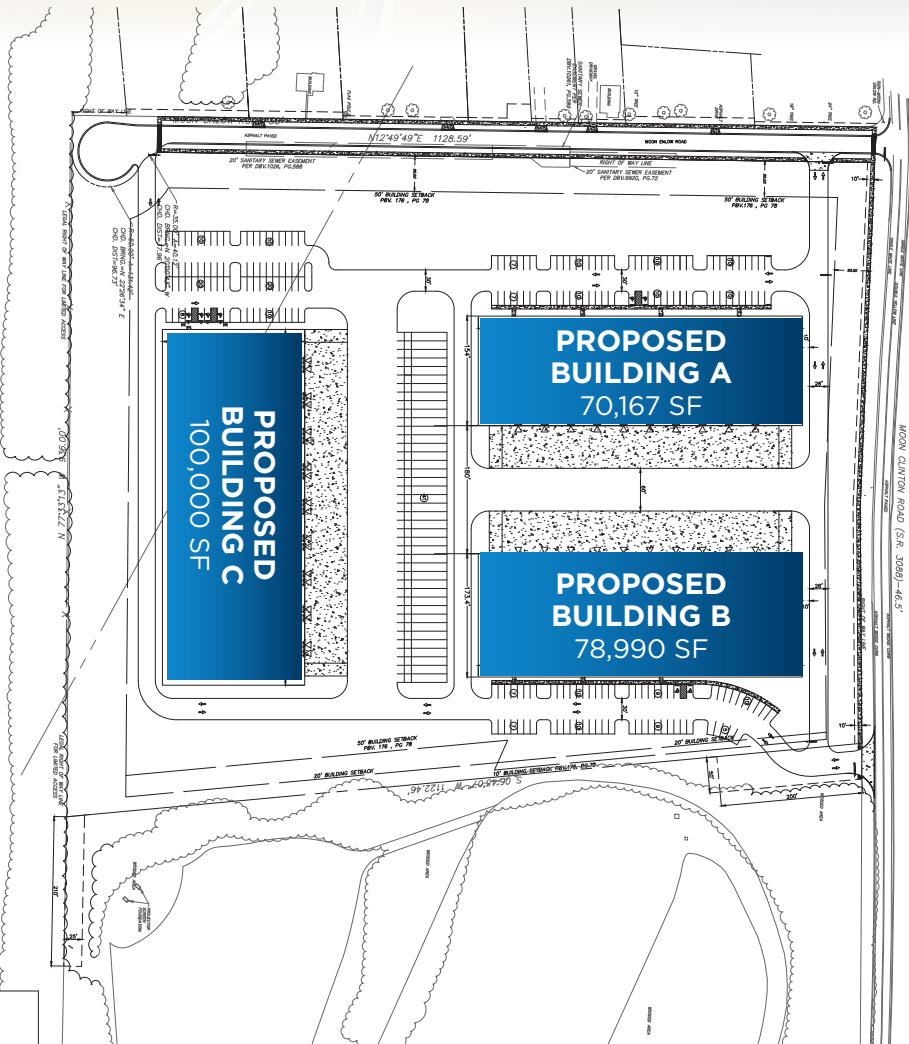


2-BUILDING DEVELOPMENT

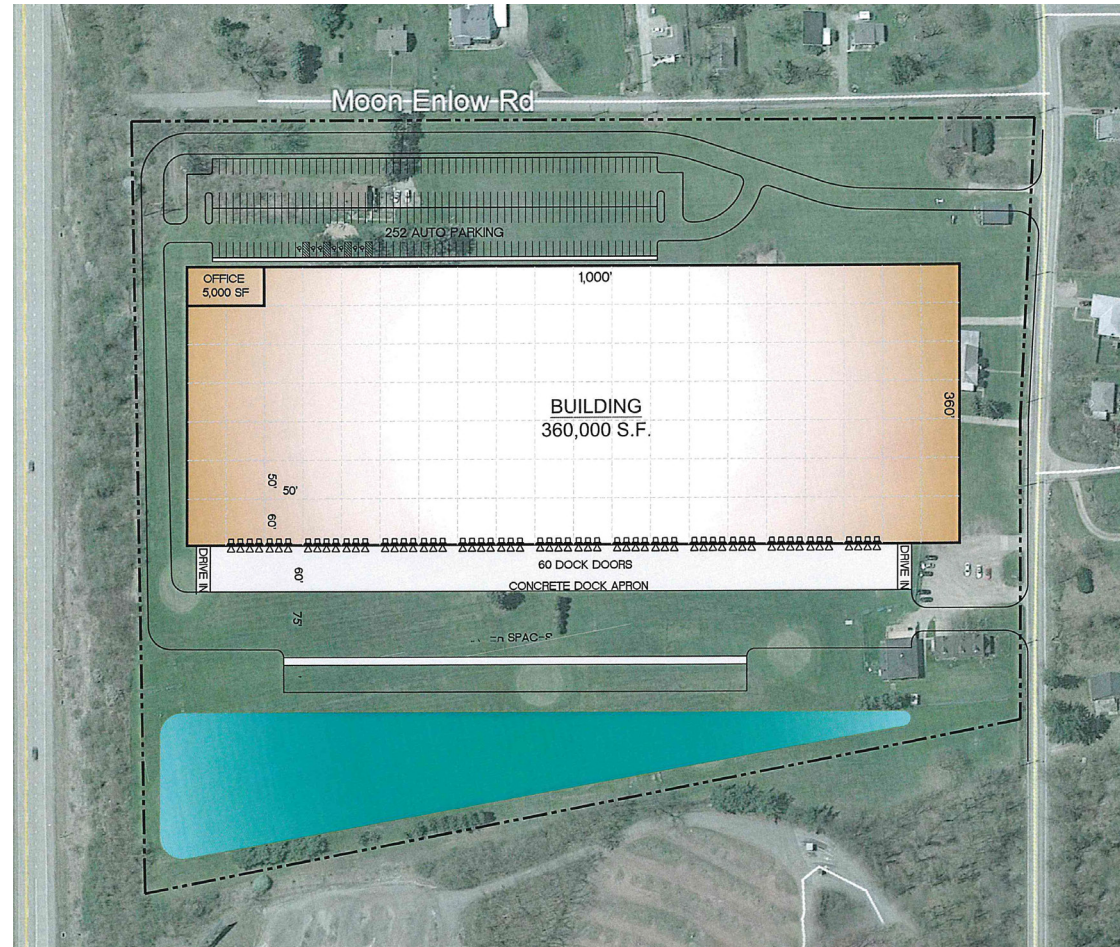
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ALTERNATIVE SITE PLANS



3-BUILDING DEVELOPMENT



1-BUILDING DEVELOPMENT

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