

NEW CLASS-A INDUSTRIAL DEVELOPMENT BUILDING 1 READY FOR TENANT FIT-OUT

1200 INTERNATIONAL DRIVE, OAKDALE, PA 15071



LEASED - 20,000 SF

AVAILABLE - 60,000 SF

LEASED - 20,000 SF

- **BUILDING 1:** 100,000 SF
- 60,000 SF REMAINING AVAILABLE
- SUBDIVIDABLE TO 20,000 SF

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	1000 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



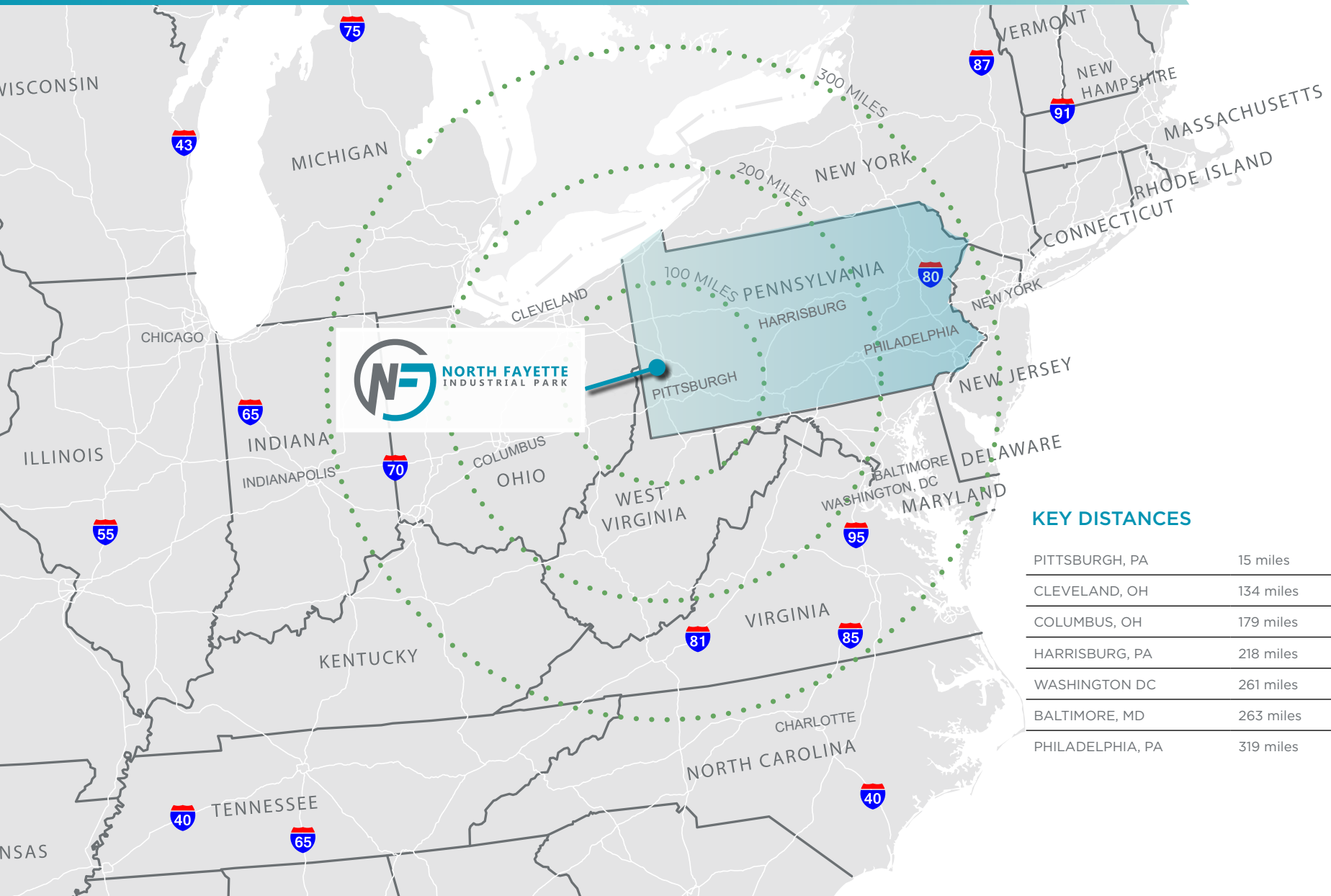
UP TO 18
Trailer Parking
Spaces (can be
created on-site)



BUILDING 1 CONSTRUCTION COMPLETE

- **100,000 SF** Subdividable to 20,000 SF
- 60,000 SF Available
- Additional Pad-Ready Sites Available:
Up to 500,000 SF in One Building

SEAMLESSLY CONNECTING



KEY DISTANCES

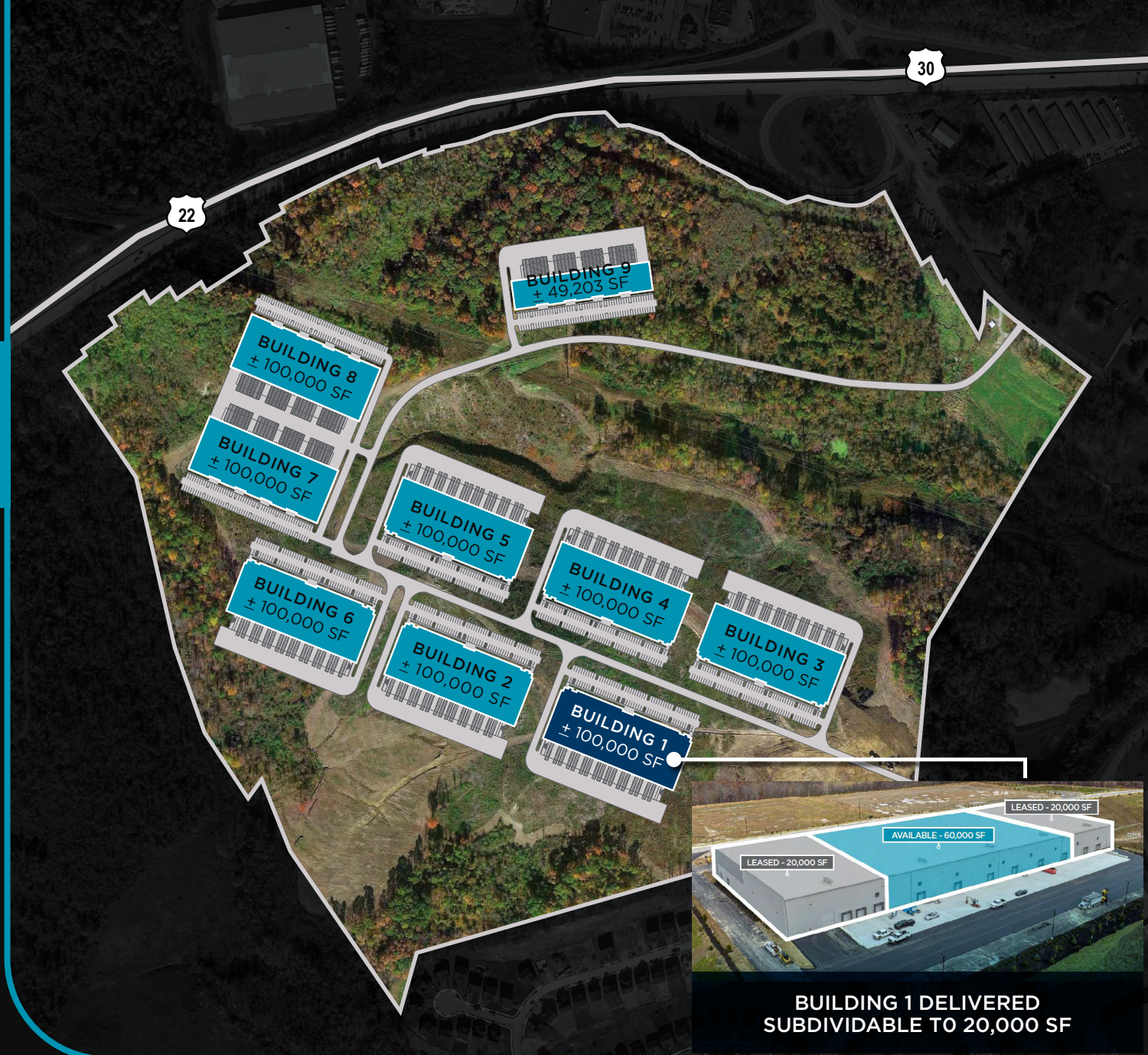
PITTSBURGH, PA	15 miles	± 20 min.
CLEVELAND, OH	134 miles	± 2 hrs.
COLUMBUS, OH	179 miles	± 2 hrs. 50 min.
HARRISBURG, PA	218 miles	± 3 hrs. 30 min.
WASHINGTON DC	261 miles	± 4 hrs.
BALTIMORE, MD	263 miles	± 4 hrs.
PHILADELPHIA, PA	319 miles	± 5 hrs.



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.



BUILDING 1 DELIVERED
SUBDIVIDABLE TO 20,000 SF

ADDITIONAL
PAD-READY SITES
AVAILABLE

1200 INTERNATIONAL DRIVE
OAKDALE, PA 15071





NORTH FAYETTE
INDUSTRIAL PARK

**FOR MORE
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