

Built to Suit Opportunity or Land Sale

- +/- 19 Acres total
- Yielding +/- 10 acres usable

John Bilyak, SIOR, CCIM

Market Leader, Principal | Pittsburgh Industrial Brokerage
412 515 8522
john.bilyak@colliers.com

Cody Hunt

Associate | Pittsburgh Industrial Brokerage
412 515 8533
cody.hunt@colliers.com

525 William Penn Place
Suite 3510
Pittsburgh, PA 15219
P: 412 321 4200
F: 412 321 4400
colliers.com/pittsburgh

North Union Commercial Park

Pittsburgh Road, Smock, PA 15480

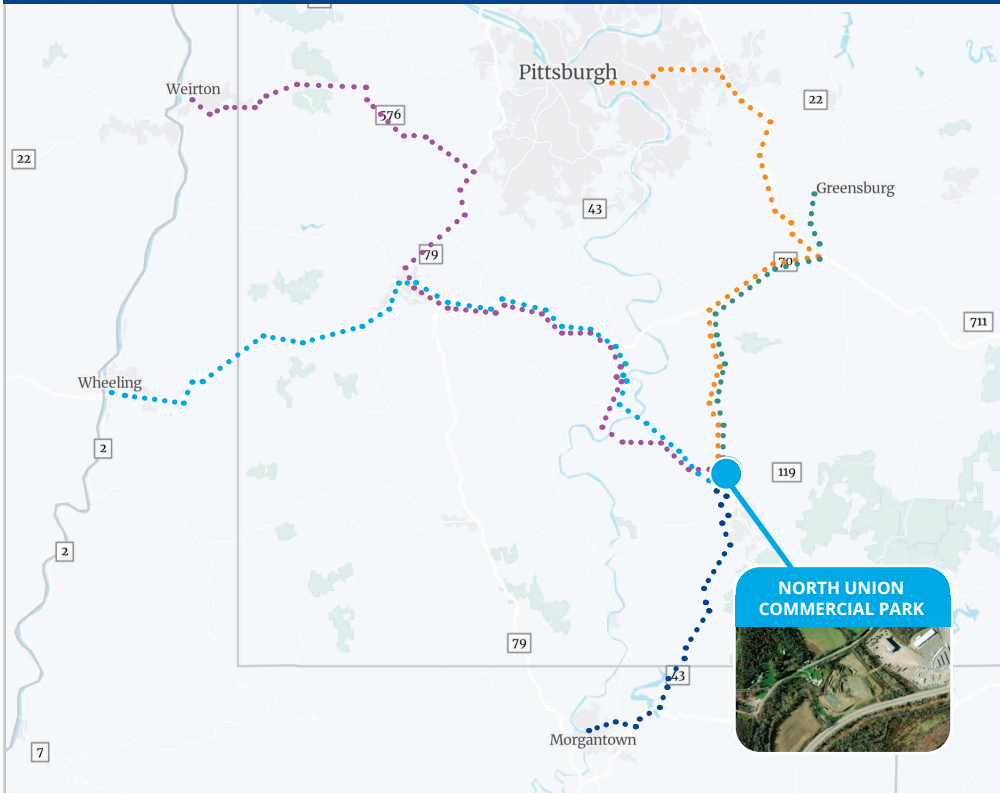
PROPERTY HIGHLIGHTS

- 120,000 SF across two buildings
- **Building A** | 20,500 SF | 7,695 SF future expansion
- **Building B** | 58,050 SF | 33,755 SF future expansion

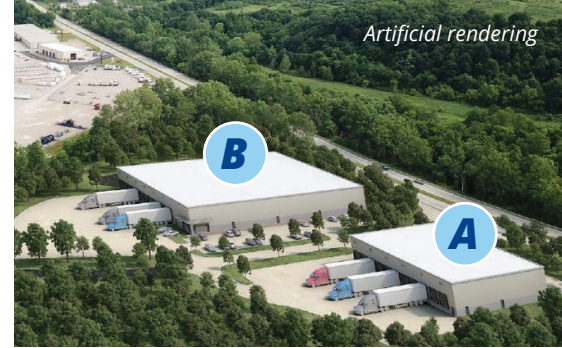




Site Proximity & Transport Logistics



- Pittsburgh: 63-mile commute, 70-minute average drive time
- Greensburg: 40-mile commute, 50-minute average drive time
- Morgantown: 29-mile commute, 35-minute average drive time
- Wheeling: 74-mile commute, 75-minute average drive time
- Weirton: 85-mile commute, 85-minute average drive time

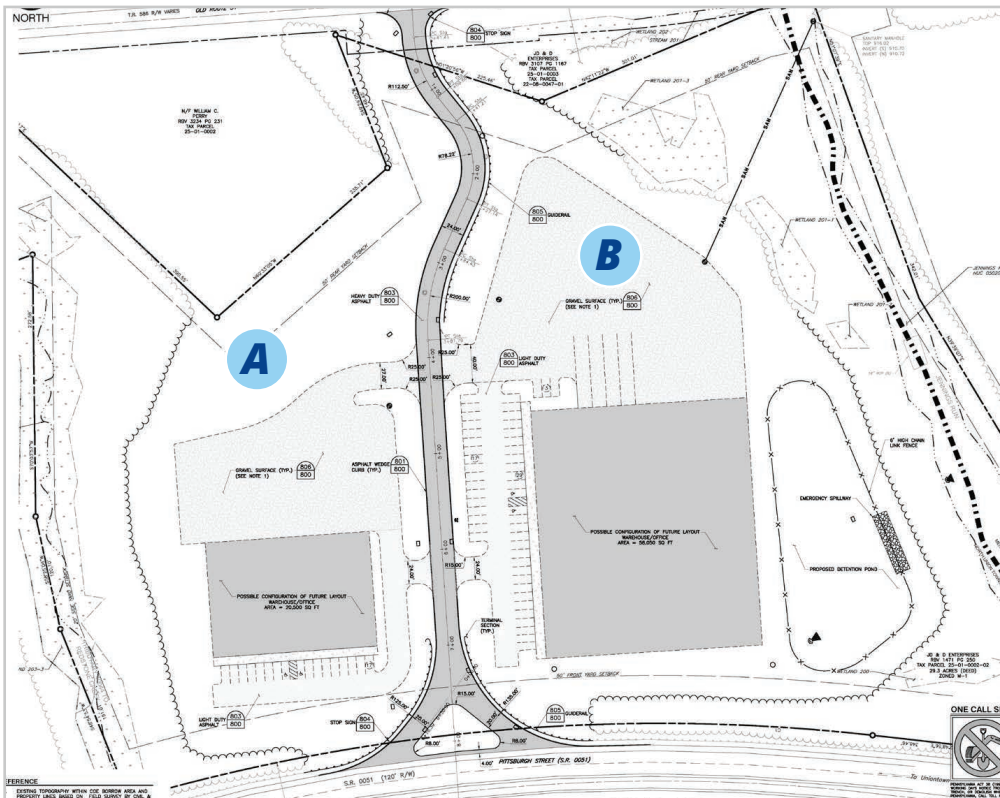


Build-to-Suit Options

Building A
20,500 SF
7,695 SF future expansion

Building B
58,050 SF
33,755 SF future expansion

- +/- 10 acre usable site available for BTS development
- Can accommodate up to 120,000 SF total
- Pad-ready site work underway
- Opportunity for lay-down yard
- Located along Route 51
- Close proximity to Uniontown
- Immediately adjacent to Franklin Commercial Park



This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2023. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.