



NORTH FAYETTE
INDUSTRIAL PARK

NEW CLASS-A INDUSTRIAL DEVELOPMENT



100,000 SF BUILDING UNDER CONSTRUCTION

80,000 SF AVAILABLE



DELIVERING MAY 2026



20,000 SF MINIMUM SUBDIVISION

1400 INTERNATIONAL DRIVE | OAKDALE, PA 15071

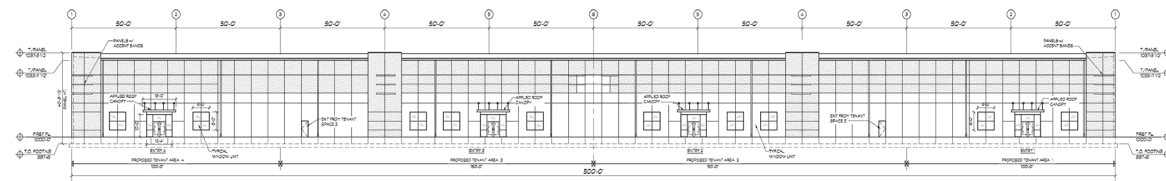


BUILDING SPECS



NORTH FAYETTE
INDUSTRIAL PARK

BUILDING CLASS	A
ACRES	6.8 Acres
OFFICE SF	To-Suit
DIMENSIONS	500' x 200'
CONFIGURATION	Single-Side Load
DRIVE-IN DOORS	4 Drive-In Doors (12' x 14')
FLOORS	6" Reinforced Concrete
CONSTRUCTION TYPE	10" 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)
TRAILER PARKING	Can be accommodated on site



FRONT ELEVATION



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



30'
Clear
Height



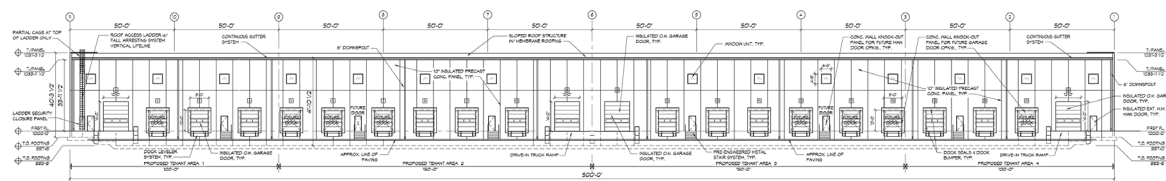
10
Exterior Dock Doors
With Levelers & Seals
(Up to 18)



97
Car Parking
Spaces



**Column
Spacing**
50' x 50'



REAR ELEVATION



1400 INTERNATIONAL DRIVE | OAKDALE, PA 15071



FLOOR PLAN

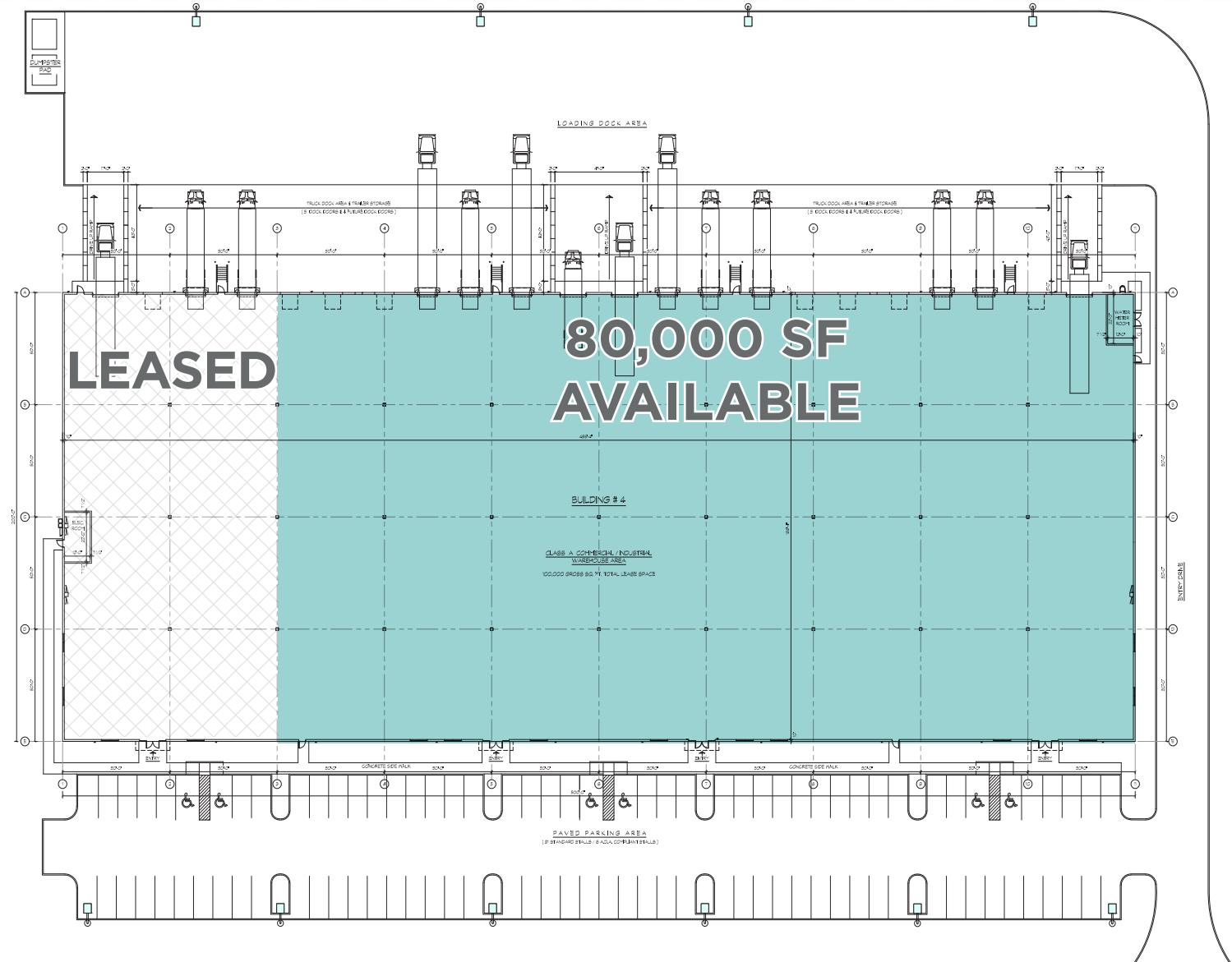


NORTH FAYETTE
INDUSTRIAL PARK

**BUILDING
DELIVERING
MAY 2026**

**100,000 SF
BUILDING**

**SUBDIVIDABLE
TO 20,000 SF**



1400 INTERNATIONAL DRIVE | OAKDALE, PA 15071

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



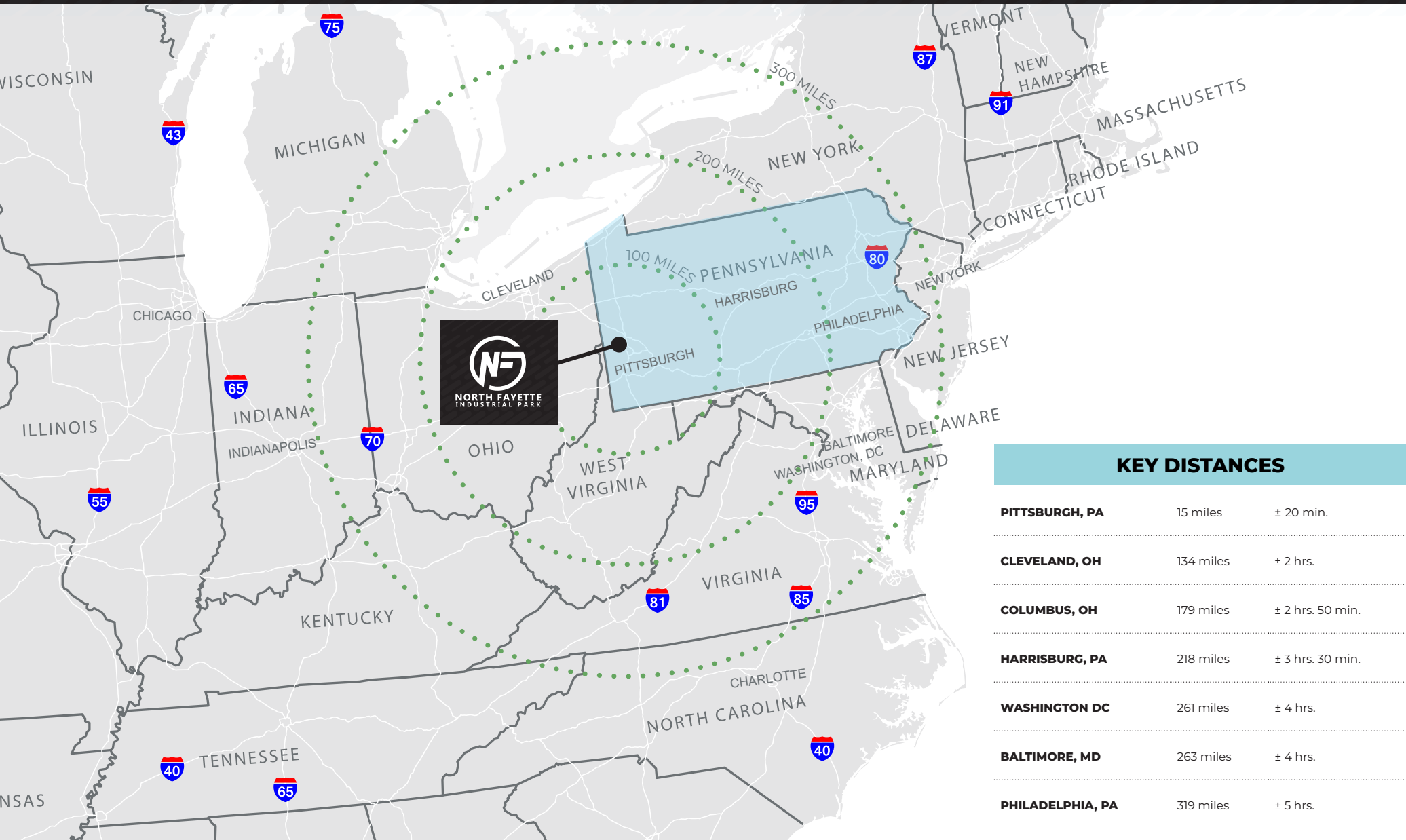
**15 MILES TO
DOWNTOWN PITTSBURGH**

1400 INTERNATIONAL DRIVE | OAKDALE, PA 15071

SEAMLESSLY CONNECTING



NORTH FAYETTE
INDUSTRIAL PARK



1400 INTERNATIONAL DRIVE | OAKDALE, PA 15071



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.



SCALING TO FIT.
ONE SQUARE FOOT AT A TIME.



1400 INTERNATIONAL DRIVE | OAKDALE, PA 15071

FOR MORE INFORMATION, PLEASE CONTACT:

Evan Cicirello, SIOR

Senior Director

+1 412 697 6558

evan.cicirello@cushwake.com

Gerry Blinebury

Executive Vice Chair

+1 717 231 7291

gerry.blinebury@cushwake.com

Collin Potter

Director

+1 717 231 7460

collin.potter@cushwake.com