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# 11,920 - 40,000+ SF Flex/Light Industrial BUILD-TO-SUIT OPPORTUNITY

**Valley Commerce Center**  
1041 Washington Pike, Bridgville PA 15017

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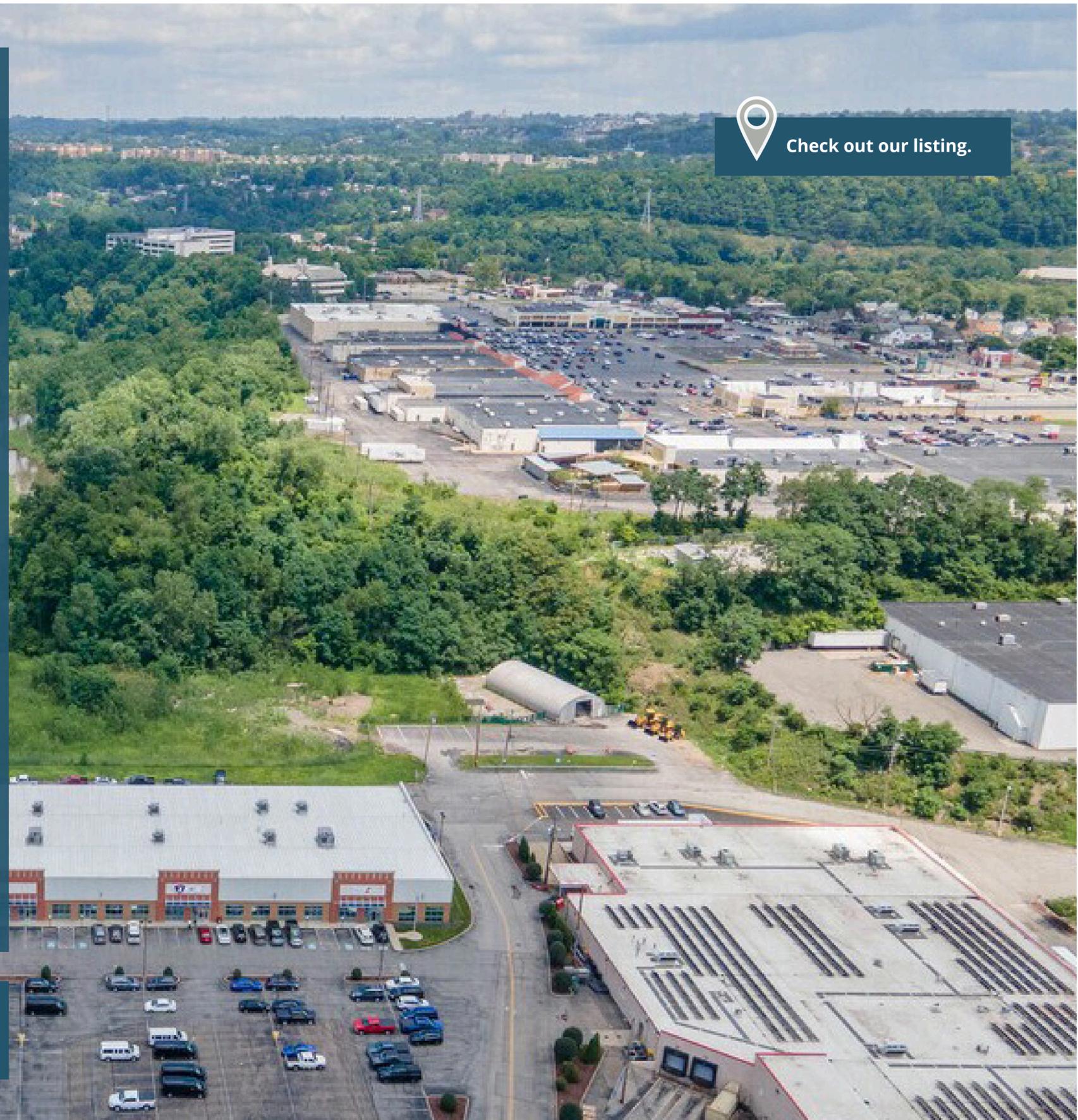
MULTIPLE LAYOUT OPTIONS.  
DIRECT ROUTE 50 ACCESS.  
DOZENS OF ONSITE AMENITIES.  
MINUTES FROM I-79.



[Click here to view site plan and availabilities.](#)



[Check out our listing.](#)





WANT A BRAND NEW SPACE IN PROMINENT RETAIL DESTINATION?

# We've got it.

Choose from three flexible building layouts (11,920 sq. ft., 40,279 sq. ft., or 35,134 sq. ft.) or work alongside our developer to create a workspace entirely customized to your needs.

BUILD-TO-SUIT AREA

11,290 - 40,000+ SF

## Off-the-Shelf BTS Options

- #1: 11,920 SF BUILDING
  - 20 SURFACE PARKING SPOTS
  - DIMENSIONS: 149' X 80'
- #2: 35,134 SF BUILDING
  - 29 SURFACE PARKING SPOTS
  - 3 DRIVE-IN/DOCK DOOR SLOTS
  - DIMENSIONS: 122' X 297'
- #3: 40,279 SF BUILDING
  - 38 SURFACE PARKING SPOTS
  - 4 DRIVE-IN/DOCK DOOR SLOTS
  - DIMENSIONS: 199' X 180' X 229'

NEED EXISTING SPACE?

WE HAVE 21,000 SF OVER HERE. CLICK TO VIEW THAT BROCHURE INSTEAD.

ALTERNATIVE OPTIONS AVAILABLE UPON REQUEST.

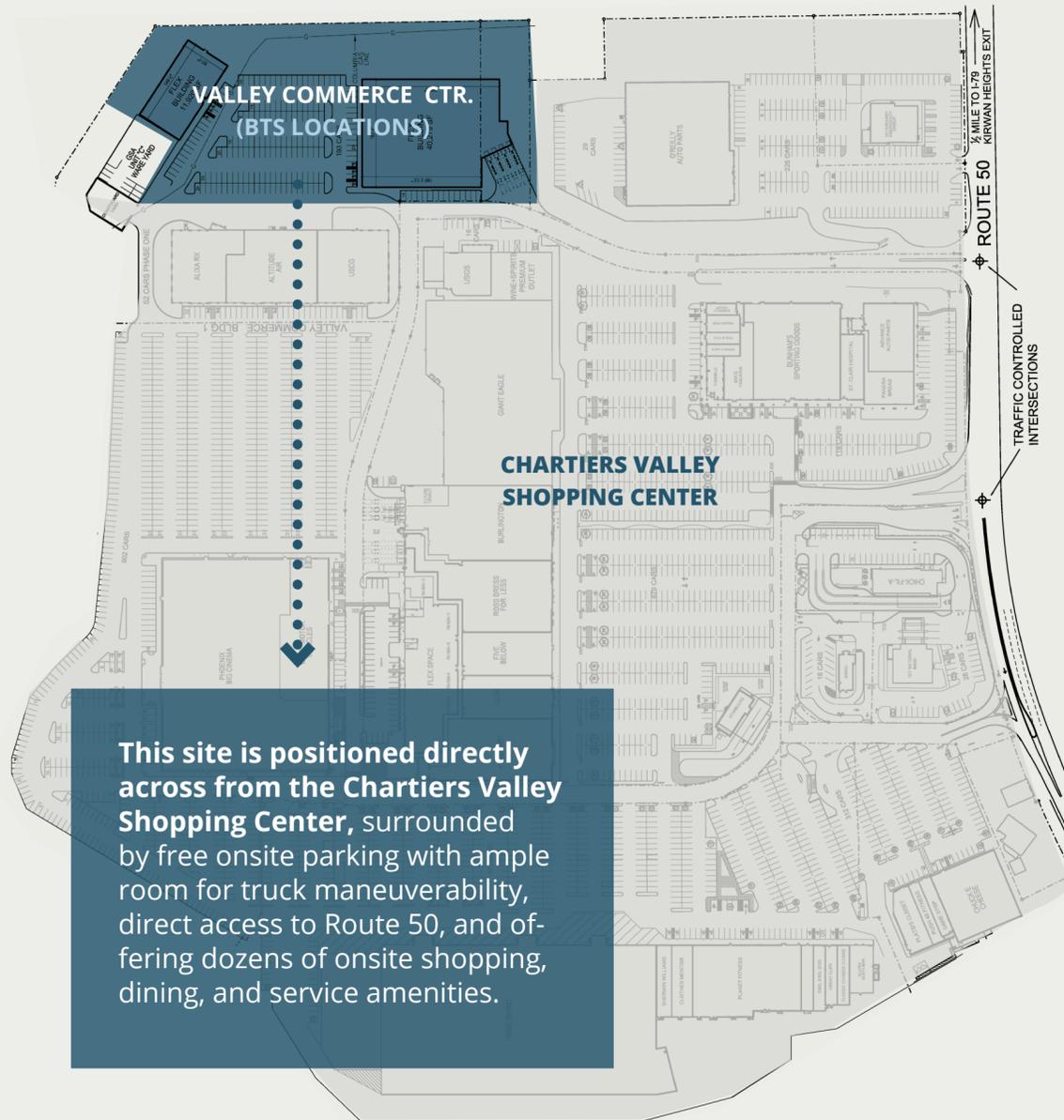


All BTS options provide immediate access to Route 50 via traffic-controlled intersection.

# Site & Build-to-Suit Plans



Contact our listing agents for more details on property specs.



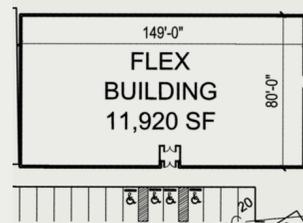
This site is positioned directly across from the Chartiers Valley Shopping Center, surrounded by free onsite parking with ample room for truck maneuverability, direct access to Route 50, and offering dozens of onsite shopping, dining, and service amenities.



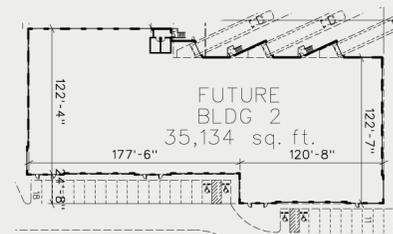
Located on nearly 8 acres, Valley Commerce Center provides users with the opportunity to **create a custom-built workplace spanning up to 40,000+ sq. ft.** or choose from three off-the-shelf build-to-suit layouts available for lease.

*Floor plans for off-the-shelf BTS plans below:*

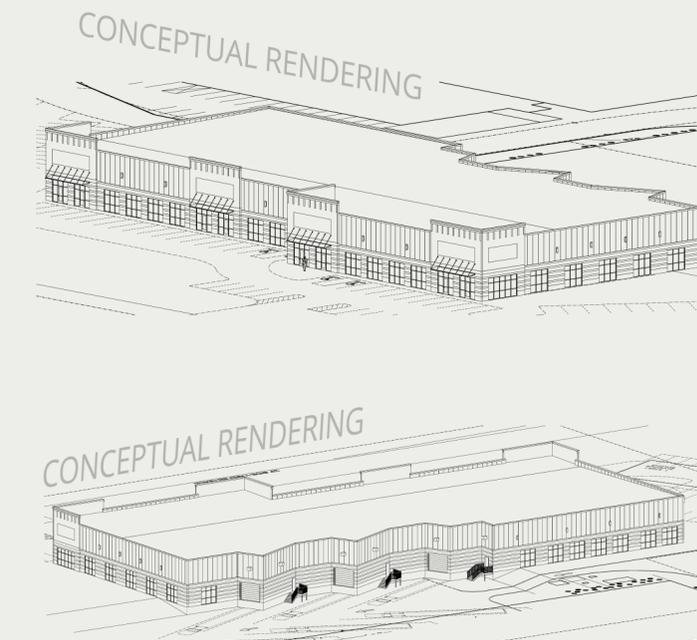
**BTS OPTION #1**  
11,920 SF



**BTS OPTION #2**  
35,134 SF



**BTS OPTION #3**  
40,279 SF



A VIEW OF VCC'S BLDG. #1, BUILT IN 2009

# Chartiers Valley Shopping Center

This BTS opportunity is situated immediately connected to Chartiers Valley Shopping Center: located 25 minutes south of Downtown Pittsburgh, this centrally located retail destination draws millions of annual visitors with a variety of national anchor tenants. Surrounded by densely populated neighborhoods and offering near-immediate proximity to prominent throughways, this site provides users with excellent logistical and consumer access.

## ANNUAL VISITORS

 **4.5M+**

## 5-MILE RADIUS POPULATION

 **167,200**

## BUSINESSES WITHIN 5 MILES

 **6,910**

## RT. 50 DAILY THRU TRAFFIC

 **28,000**

## ONSITE BUSINESSES

 **33**

## Onsite amenities and services:



Over 1,000 onsite surface parking spaces.

Reduce commute  
and logistics stress.

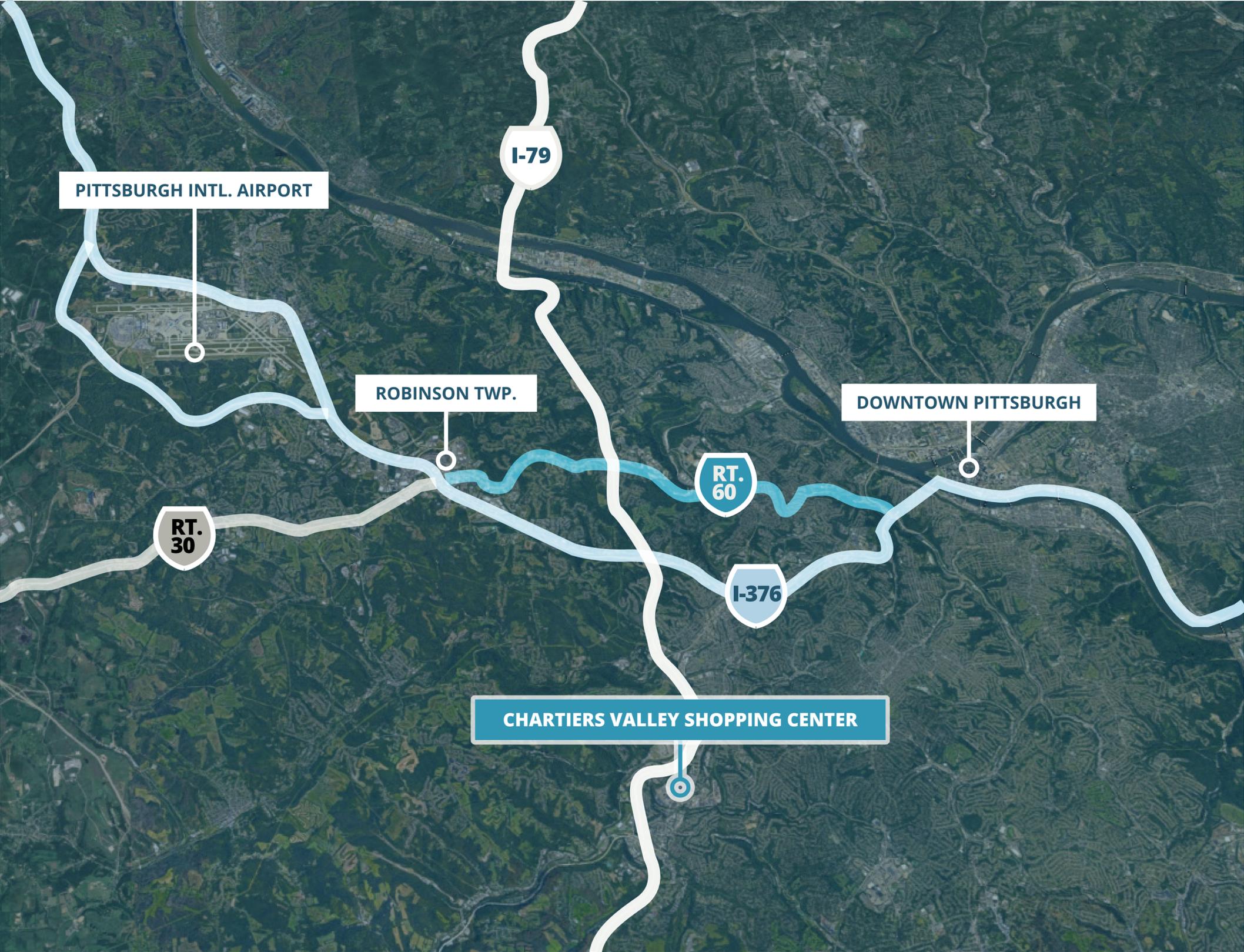
**At the Valley  
Commerce Center,  
you'll be within a  
20-minute drive of  
multiple landmark  
destinations.**

**LOCAL DRIVETIMES**

- Route 50 Access:** 1 minute
- I-79 Access:** 3 minutes
- Downtown Bridgeville:** 5 minutes
- Carnegie:** 10 minutes
- Downtown Pittsburgh:** 16 minutes
- Southpointe Business Park:** 15 minutes
- Pittsburgh Intl. Airport:** 22 minutes



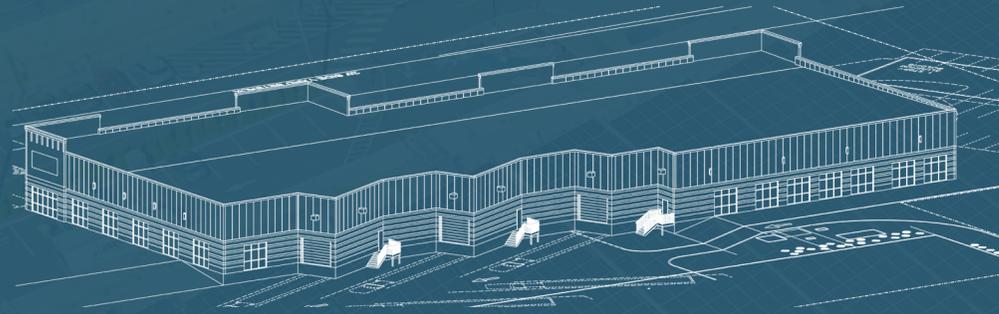
[Click here to view property location on Google Maps.](#)





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# Questions?

Get in touch with our listing team for additional details on pricing, property layouts, or to schedule a site tour!

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Looking for a more move-in ready opportunity?  
Check out our 21,000-square-foot availability.