



NORTH FAYETTE
INDUSTRIAL PARK

NEW CLASS-A INDUSTRIAL DEVELOPMENT



BUILDING 1 READY FOR TENANT FIT-OUT

BUILDING 1: 100,000 SF



60,000 SF AVAILABLE



SUBDIVIDABLE TO 20,000 SF

1200 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
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)



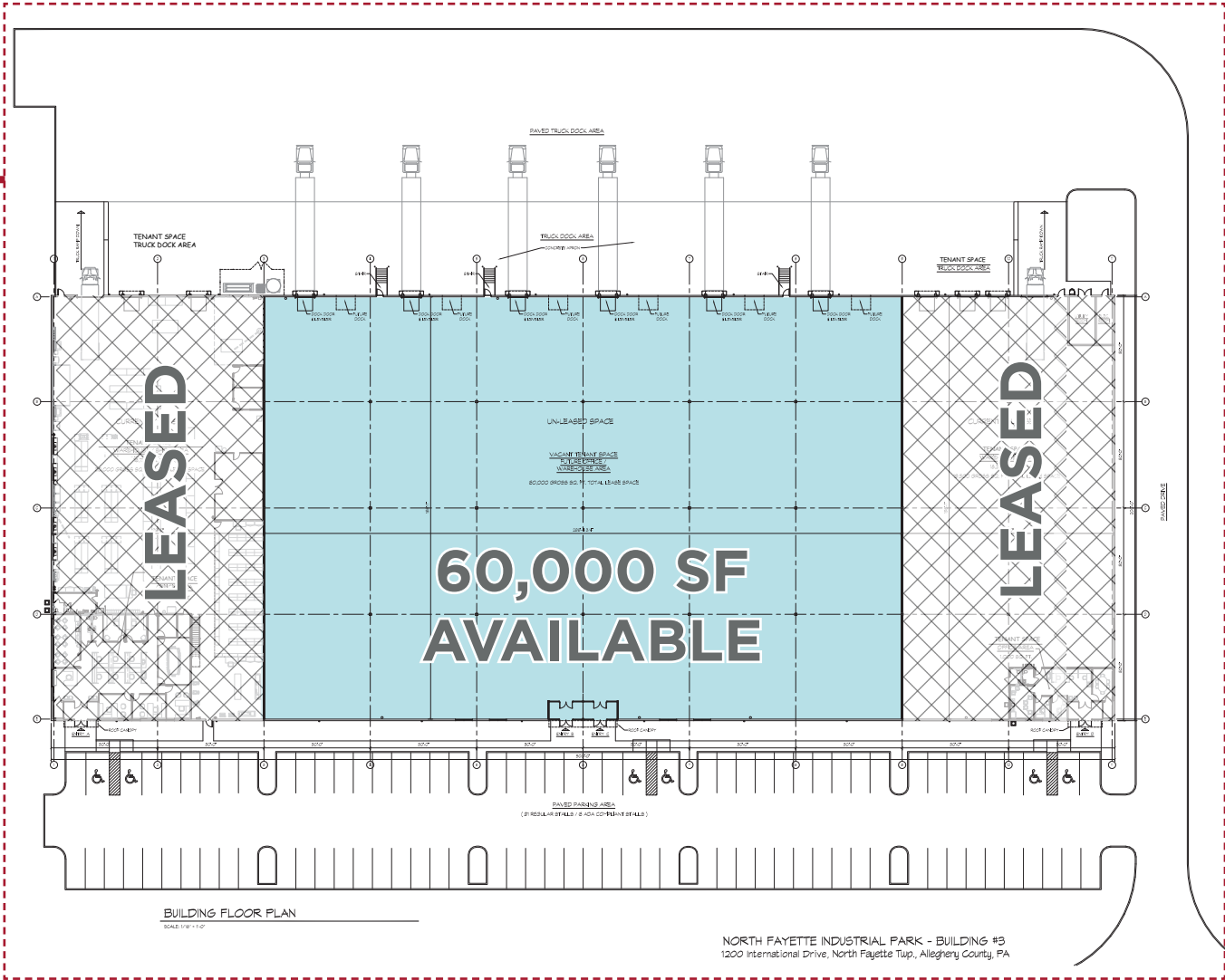
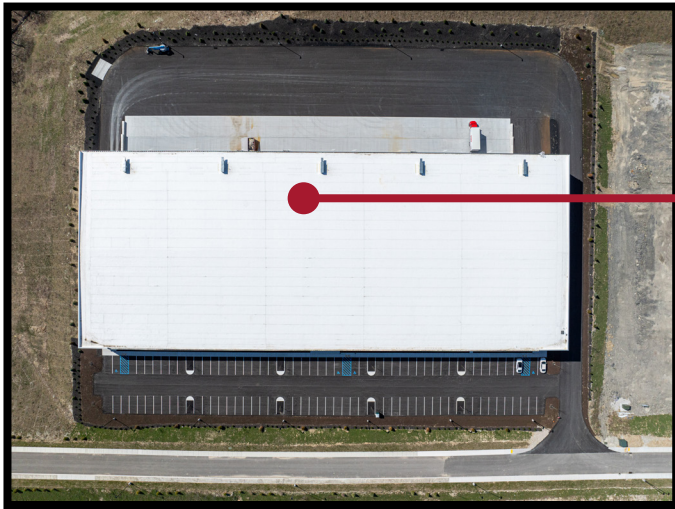
1200 INTERNATIONAL DRIVE | OAKDALE, PA 15071



FLOOR PLAN



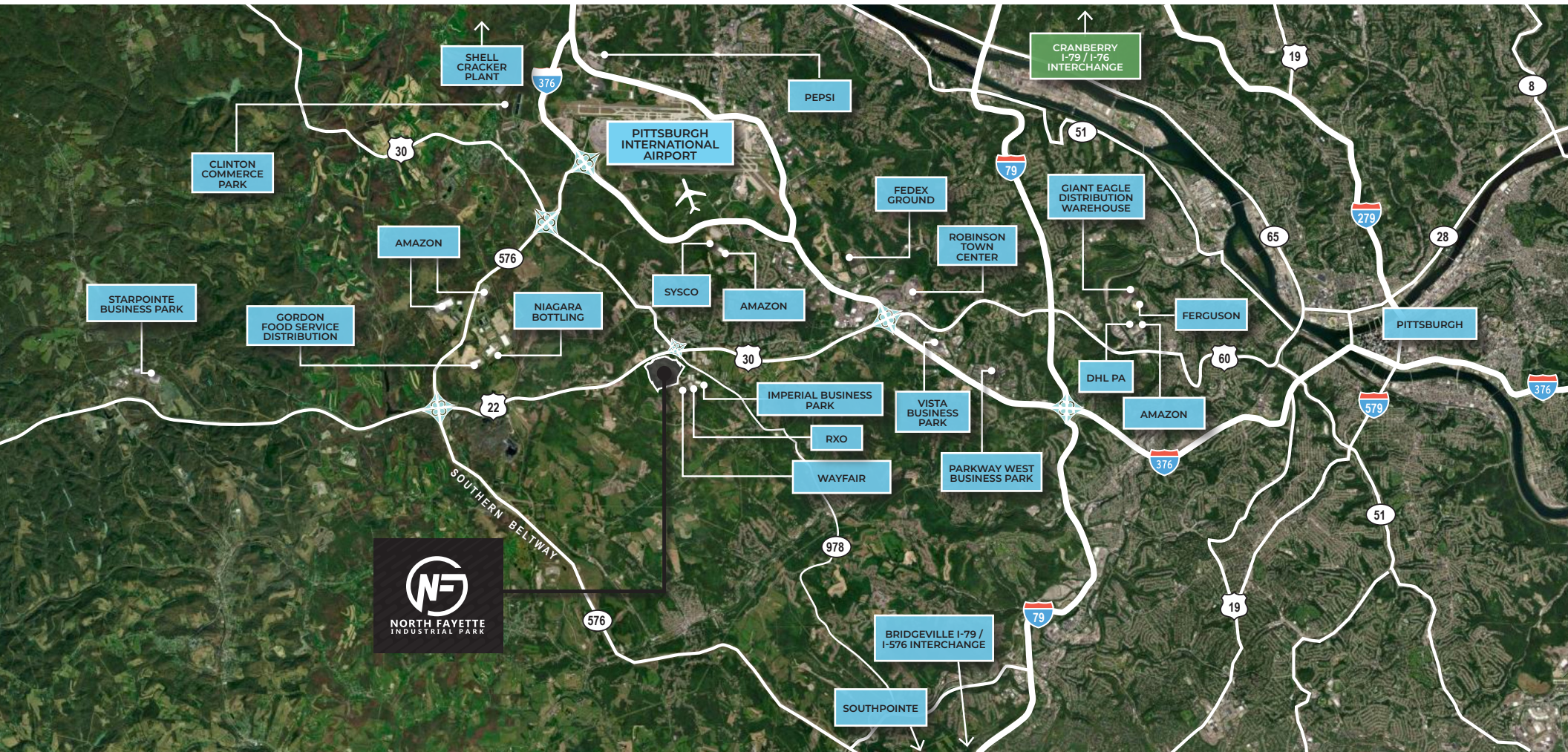
NORTH FAYETTE
INDUSTRIAL PARK



**BUILDING 1 - 100,000 SF
CONSTRUCTION COMPLETE**

- Subdividable to 20,000 SF
- 60,000 SF Available
- Additional Pad-Ready Sites Available: Up to 500,000 SF in One (1) Building

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



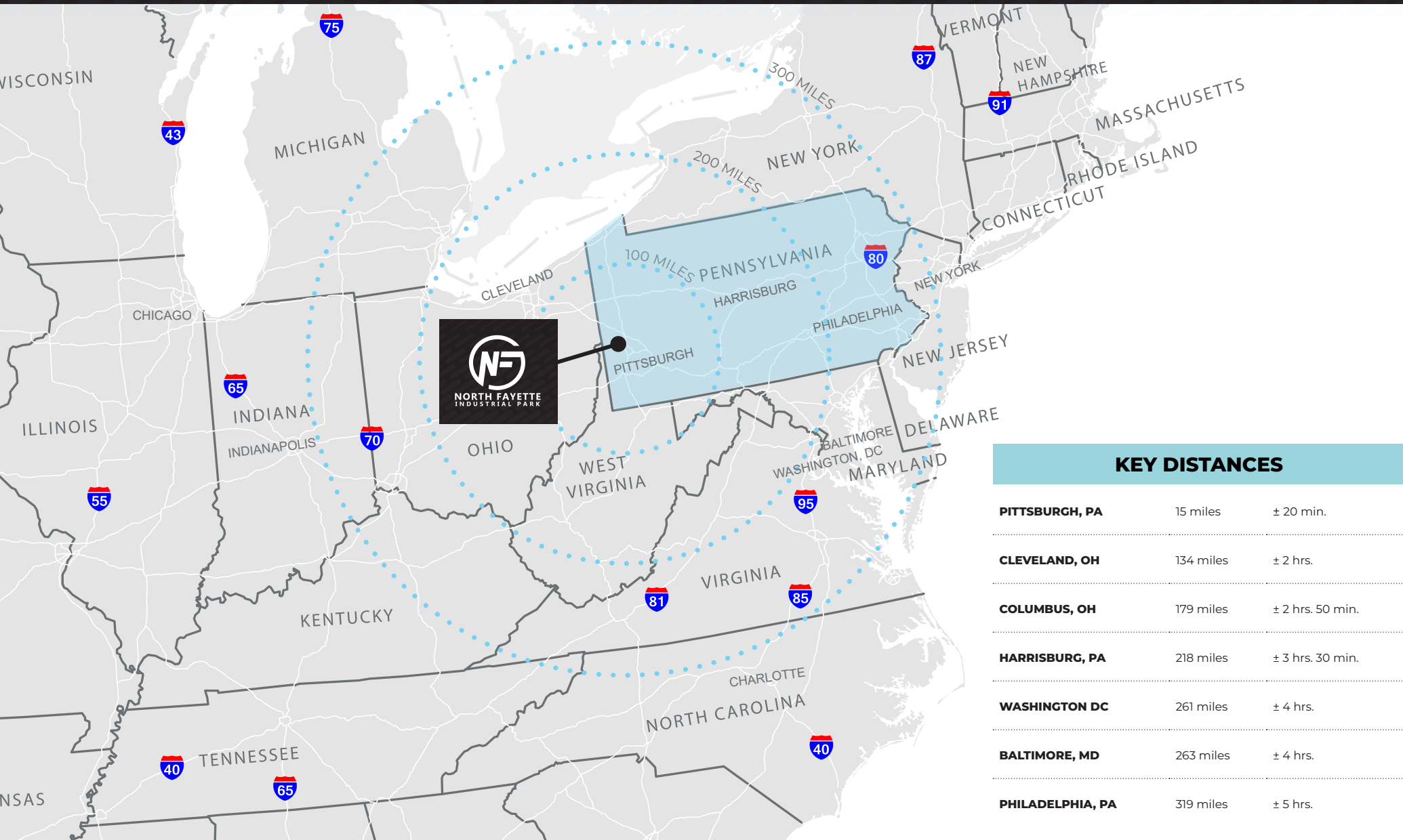
15 MILES TO DOWNTOWN PITTSBURGH

1200 INTERNATIONAL DRIVE | OAKDALE, PA 15071

SEAMLESSLY CONNECTING



**NORTH FAYETTE
INDUSTRIAL PARK**



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.

1200 INTERNATIONAL DRIVE | OAKDALE, PA 15071



**NORTH FAYETTE
INDUSTRIAL PARK**

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.**

1200 INTERNATIONAL DRIVE | OAKDALE, PA 15071



1200 INTERNATIONAL DRIVE | OAKDALE, PA 15071

FOR MORE INFORMATION, PLEASE CONTACT:

Randall G. McCombs, SIOR

Managing Director

+1 412 391 0990

randall.mccombs@cushwake.com

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