

OXFORD

REALTY SERVICES, INC.

TENANT REPRESENTATION | STRATEGIC PLANNING | TRANSACTION MANAGEMENT | RESEARCH & COLLABORATIVE SUPPORT | LEASE ADMINISTRATION



LANDLORD REPRESENTATION | ACQUISITIONS & DISPOSITIONS | CORPORATE SERVICES | SITE SELECTION | CONSULTING SERVICES | MARKET RESEARCH

Project Overview

Site Plan

AVAILABLE PREMISES

Pad A - 3.50 Usable Acres (6.8 Gross)

- Proposed Building 1 / 25,000 SF Flex Warehouse
- Proposed Building 2 / 20,000 SF Flex Warehouse

Pad B - 2.10 Usable Acres (8.0 Gross)

Pad C - 4.50 Usable Acres (8.7 Gross)

PARCEL ID

- 2204-E-290 / 2204-A-340

PROPERTY HIGHLIGHTS

- Flex, Warehouse, Light Industrial or Office use
- Potential for mixed-use / recreational uses
- Zoning - M-1; Light Manufacturing (Harrison Twp)
- All public utilities to the site
- Available immediately; Pad ready
- Immediate access to Route 28
- Build to suit or ground lease



Pad A Proposed Development

PROPOSED BUILDINGS

- Building 1 - 25,000 SF
- Building 2 - 20,000 SF

BUILDING HIGHLIGHTS

- Divisible to 5,000 SF bays
- Flexible loading with dock and grade level access in truck court
- Office area built-to-suit
- Parking ratio up to 5/1000 SF based on use and loading requirements
- 20' clear height
- Prominent signage exposure from Route 28



Pad A
Building 1 - 25,000 SF

Abundant Natural Light

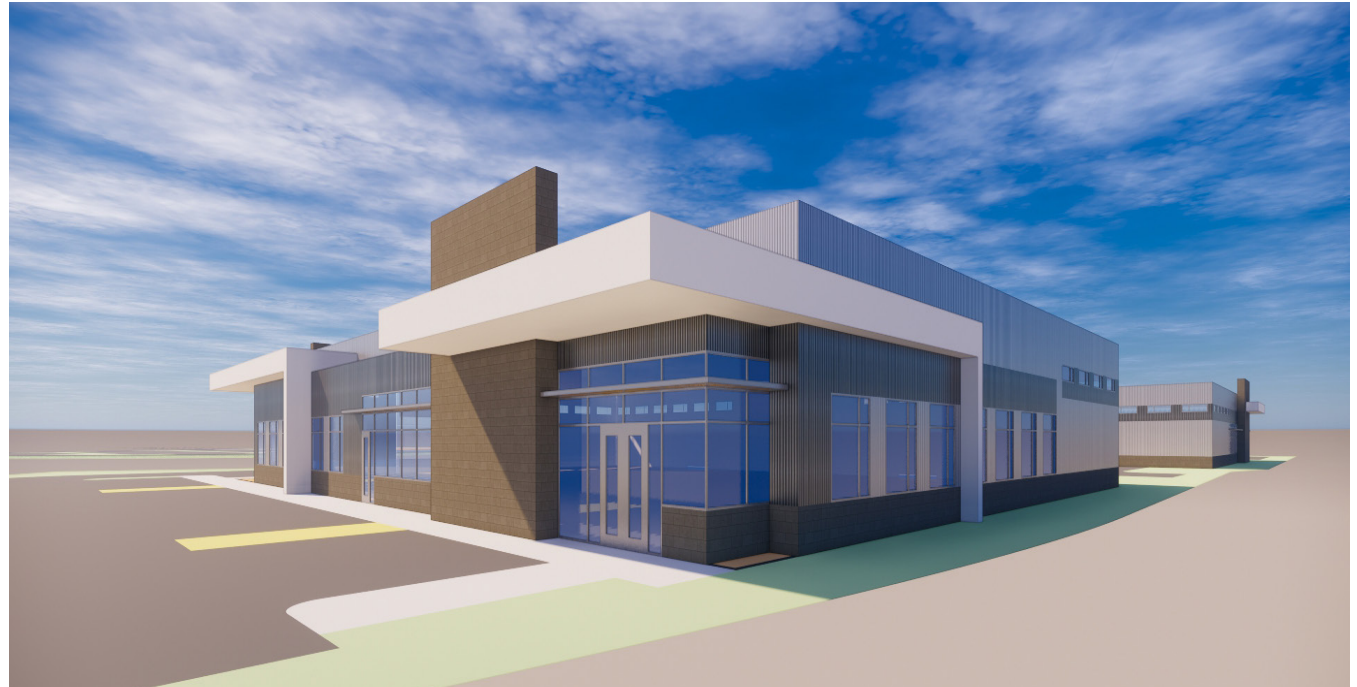
Prominent Entrance Finishes



Office Areas Built-to-Suit

Pad A
Building 2 - 20,000 SF

Suites As Small as 5,000 SF



**Flexible Loading and Truck
Court - Grade and Dock High
Access**

Pad Aerials

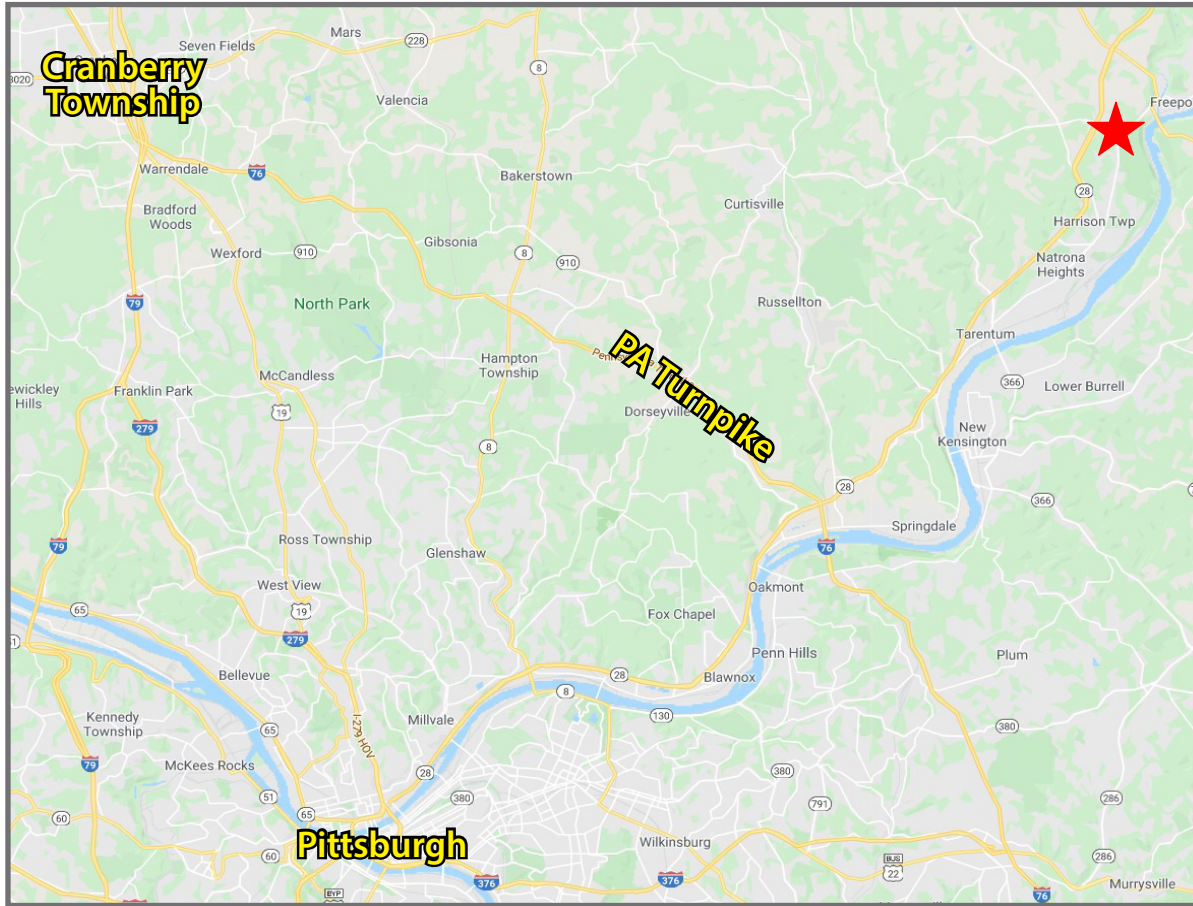
Pad A - 3.50 Usable Acres



Pad B - 2.10 Usable Acres

Pad C - 4.50 Usable Acres

Route 28 North Business Park, Alter Road, Natrona Heights, PA 15066



AMENITIES

Within a 4-Mile Radius of Site

Food & Retail

- Highlands Mall
- Walmart
- Sheetz
- CVS
- BP Gas
- Wendy's
- Eat n' Park
- Bob's Subs
- McDonald's
- UPMC Natrona Heights
- Allegheny Valley Hospital

Lifestyle

- Harrison Hills Park
- Butler Community Trail
- River Forest Country Club
- Buffalo Creek Boat Ramp

Fitness

- Planet Fitness
- Aim Yoga
- Body Revolution
- Crossfit B2B
- Allegheny Valley YMCA

DEMOGRAPHICS

	3-Mile	5-Mile
Population	11,504	31,620
Avg HH Income	\$59,543	\$54,619

PROXIMITY

- Distance to PA Turnpike - 10 Miles
- Distance to Downtown Pittsburgh - 25 Miles
- Distance to Route 28 - Immediate Access
- Distance to Route 356 - 1 Mile

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